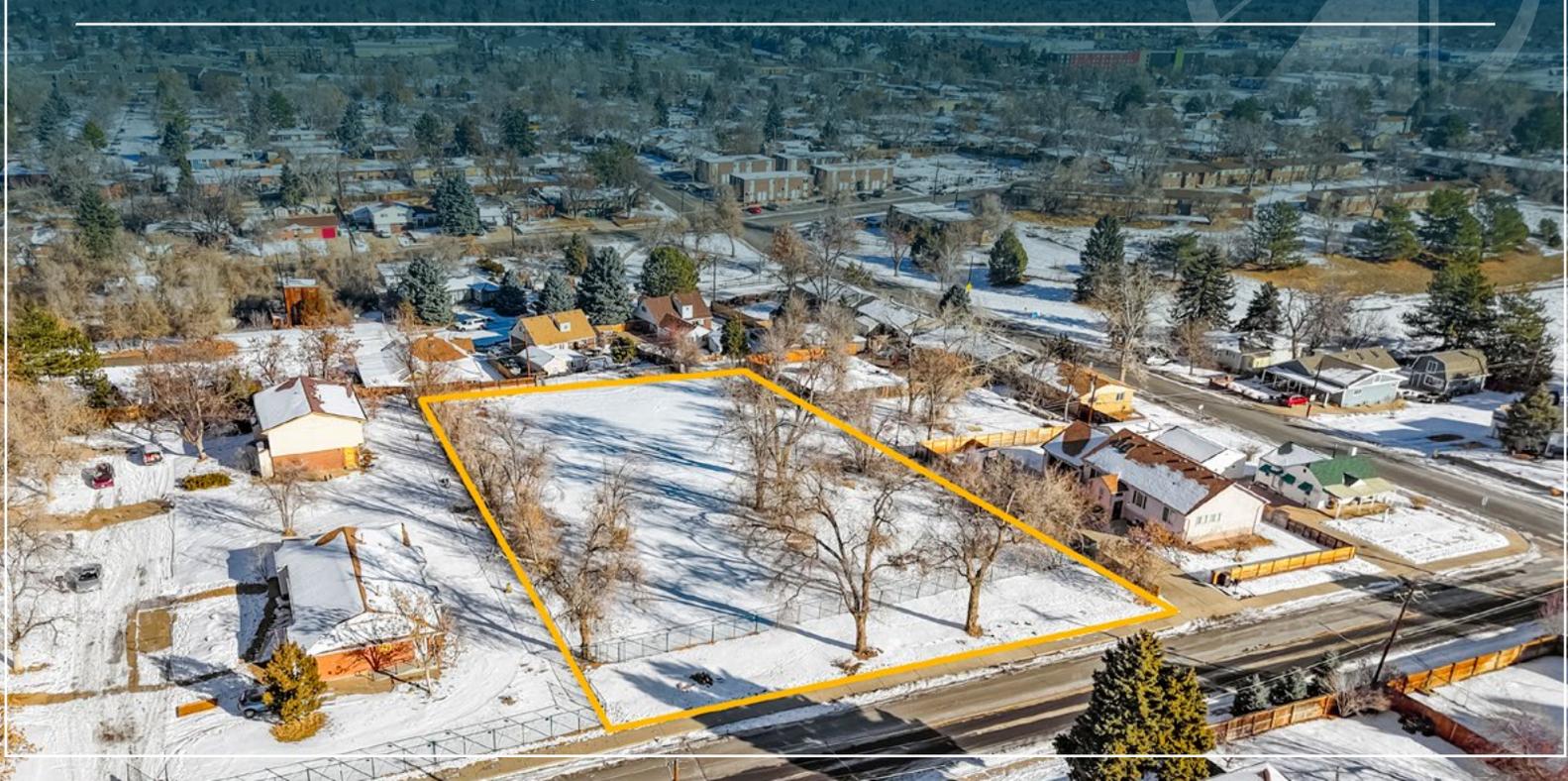


FOR SALE

867 & 907 W POWERS AVE | LITTLETON, CO 80210



OPPORTUNITY FOR RESIDENTIAL DEVELOPMENT

LIST PRICE: \$1,200,000

PROPERTY OVERVIEW

LIST PRICE	\$1,200,000 (\$30.75/SF)
LOT SIZE	39,030 SF
CURRENT ZONING	SLR (Small Lot Residential)
MAXIMUM ALLOWABLE DENSITY	16 Units Per Acre

PROPERTY/AREA DETAILS

Strategically located in the heart of the desirable Littleton neighborhood, this 39,090 SF site provides a solid foundation for future redevelopment. Currently zoned SLR (Small Lot Residential), the property's location presents a wealth of opportunity to capitalize on the area's growing demand for housing. The current allowable density is 16 units per acre for a future cottage community development or 6.5 units per acre for a future townhome development.

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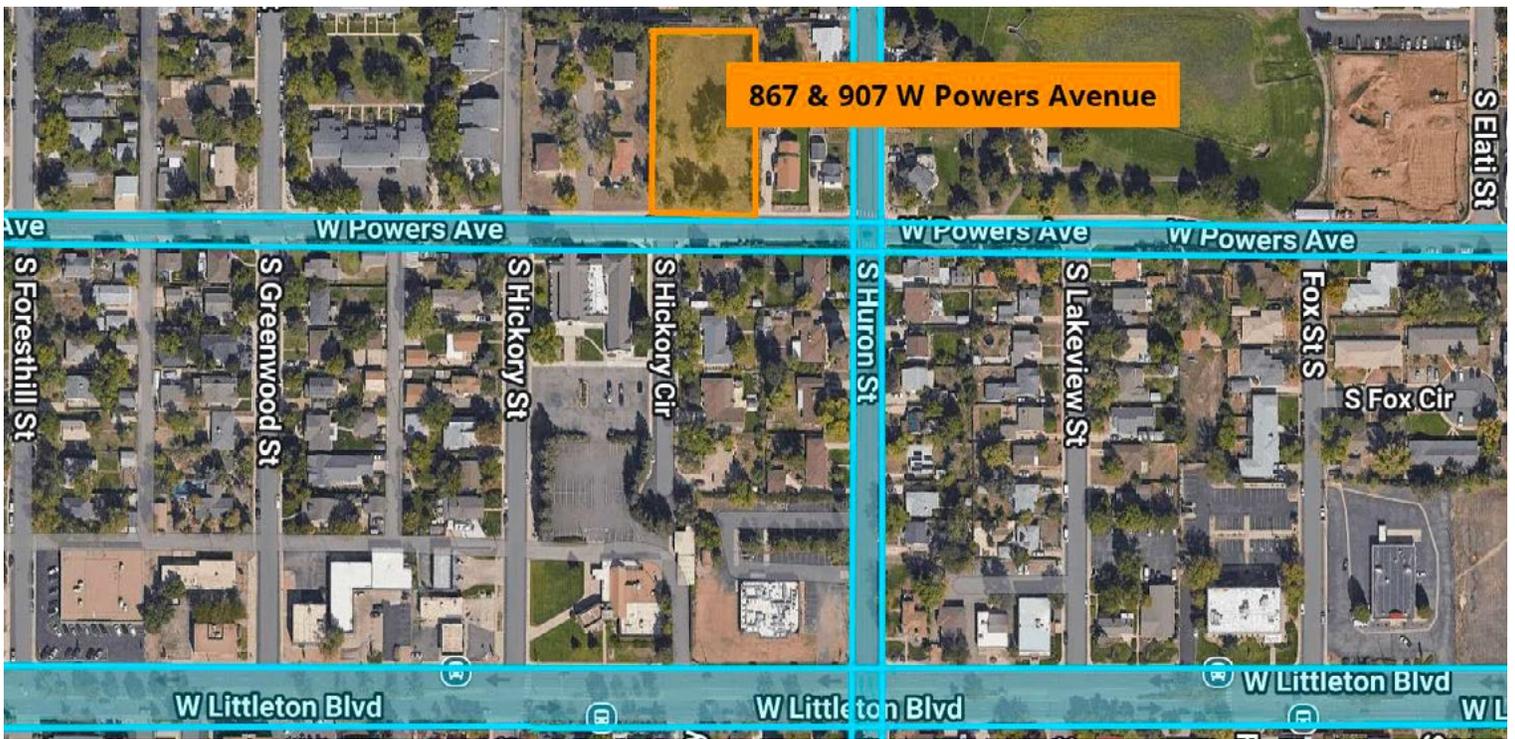
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	1 MILE	3 MILE	5 MILE
POPULATION	1,570	5,991	16,392
HOUSEHOLDS	623	2,678	7,521
AVG INCOME	\$83,083	\$81,021	\$90,983

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