

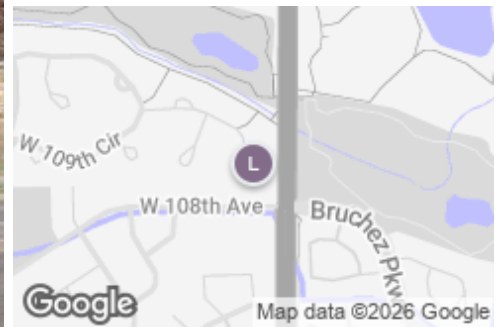
## Northwest corner of 108th Ave and Fe...

Land: Residential Development For Sale

Northwest corner of 108th Ave and Federal Blvd., Westminster, CO, 80031

Prepared on March 31, 2026

1 of 1 Listings



### Listing Details | Land For Sale

Total Available Space	<b>0.66 Acres</b>	Available Date	<b>Now</b>
Asking Price	<b>\$370,000</b>	Last Modified	<b>3/31/2026</b>
Listing Price Per SF	-	Listing ID	<b>44623664</b>
List Price Per Acre	-	Parking Spaces	-
Cap Rate (Actual)	-	Electric Service	-
Terms	<b>Cash or Conventional</b>	Water	-
Possession	<b>COE</b>	Sanitary Sewer	-
Show Instructions	<b>Call broker</b>		

### Description

Incredible infill development opportunity. Northwest corner of Federal Blvd and 108th Ave. Zoned "PUD" Planned Unit Development by the City of Westminster. Level topography, approximately .66 Acres with 289 ft Frontage along 108th Ave. and 100 ft Frontage along Federal Blvd., There is a mix of Single Family & Multifamily Residential use in this established area. Upscale location with proximity to Legacy Ridge Golf Course and the Ranch Country Club. Great access to I-25 and Boulder Turnpike US-36. Ideal location for your Development project or your Buy & Hold strategy. No water or utilities. Buyer will need to purchase water tap from City. Sidewalk, Curb and Gutters are in place. Estate Sale...No Soils or Environmental Reports or Surveys. All PUD-zoned properties are required to have an approved Preliminary Development Plan (PDP). All PUDs are also required to comply with the Comprehensive Plan. Check with Westminster Planning Dept. to confirm property works for your needs. All information is deemed reliable but not guaranteed. Buyer to rely on own Due Diligence. Buyer & Agent to verify all including zoning and allowed uses. Act quickly-Not many of these types of properties available. Do not miss this opportunity....Call today!

## Property Features

### Location Details

Address	Northwest corner of 108th Ave and F...
Zoning	PUD
Submarket	CO - Denver Northwest
County	Adams

Parcels	0171908312014
Name	Vacant Lot at 108th Ave and Federal ...
Cross Street	Federal Blvd

### Building Details

Sub Type	Residential Development
Land Size	0.66 Acres / 28,957 SF
Electricity	-
Water	-

Sanitary Sewer	-
Topography Desc.	Level
Lot Depth	100 ft
Lot Width	289 ft

## Property Listings

1 Listing | 0.66 Acres | \$370,000

Type	Space Use	Suite	Available Space	Rate	Price Per Acre	Available
For Sale	Vacant	-	0.66 Acre	\$370,000	\$556,597.30	Now

## Additional Photos









## Contact

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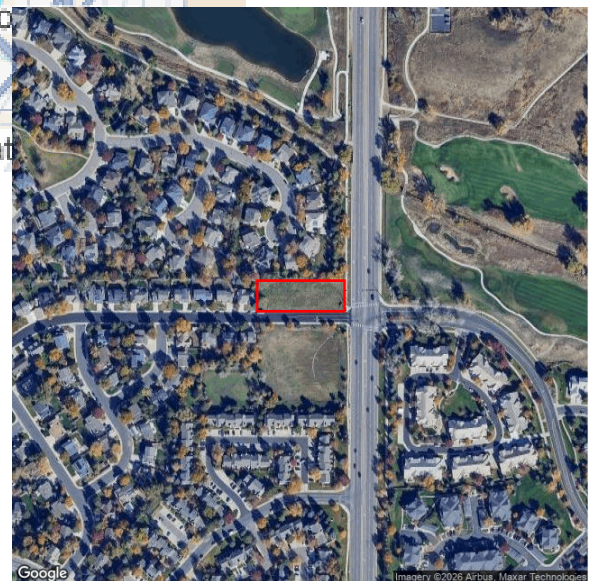
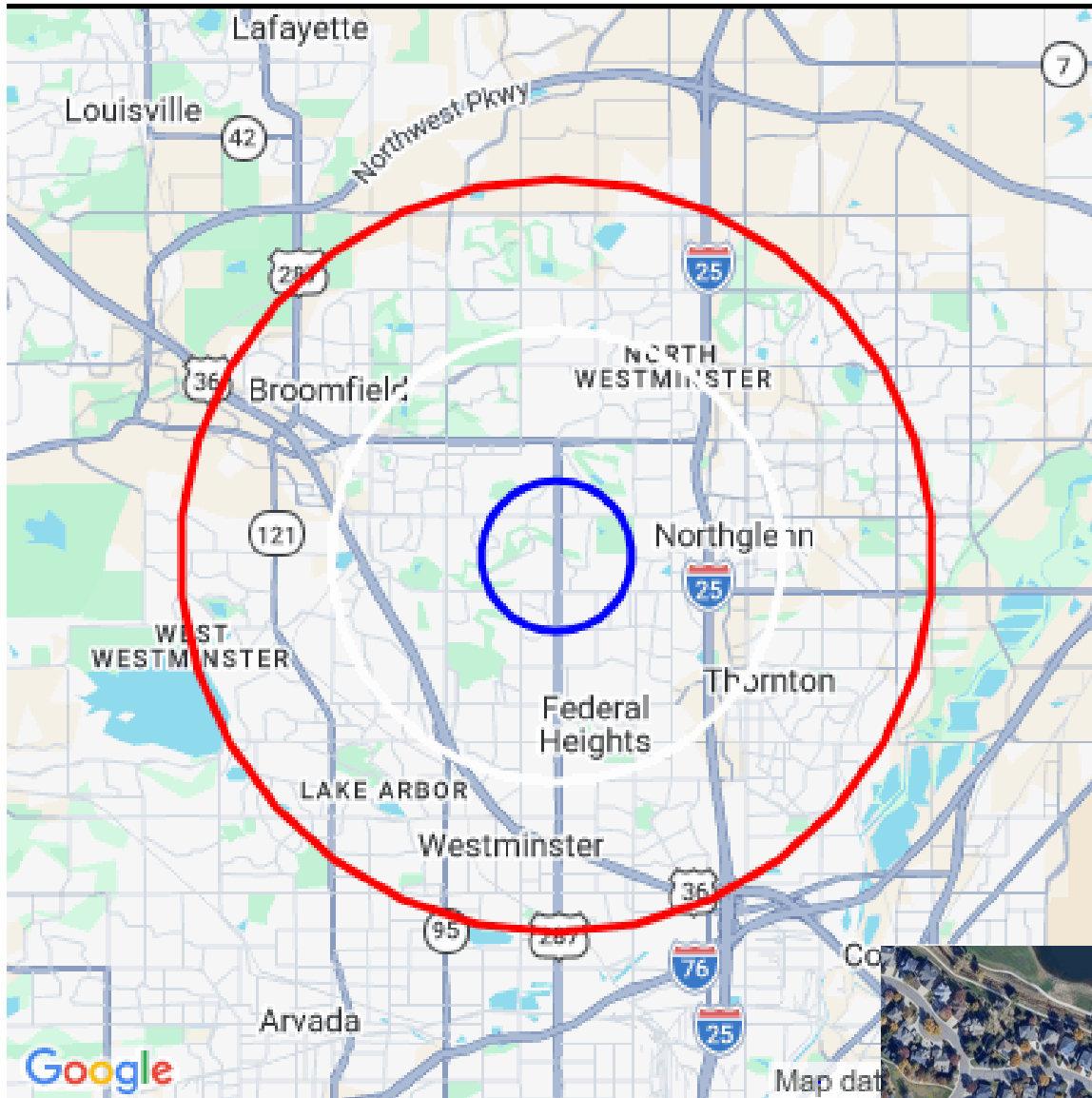
# Vacant Lot at 108th Ave and Federal Blvd,



KW - Preferred Realty | Westminster

11859 Pecos Street; Suite 200 Westminster, CO 80234 | 303-452-3300

## Demographic Report



## Vacant Lot at 108th Ave and Federal Blvd, Westminster, CO 80031

### Population

Distance	Male	Female	Total
1- Mile	4,999	5,149	10,149
3- Mile	41,934	42,130	84,063



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This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.

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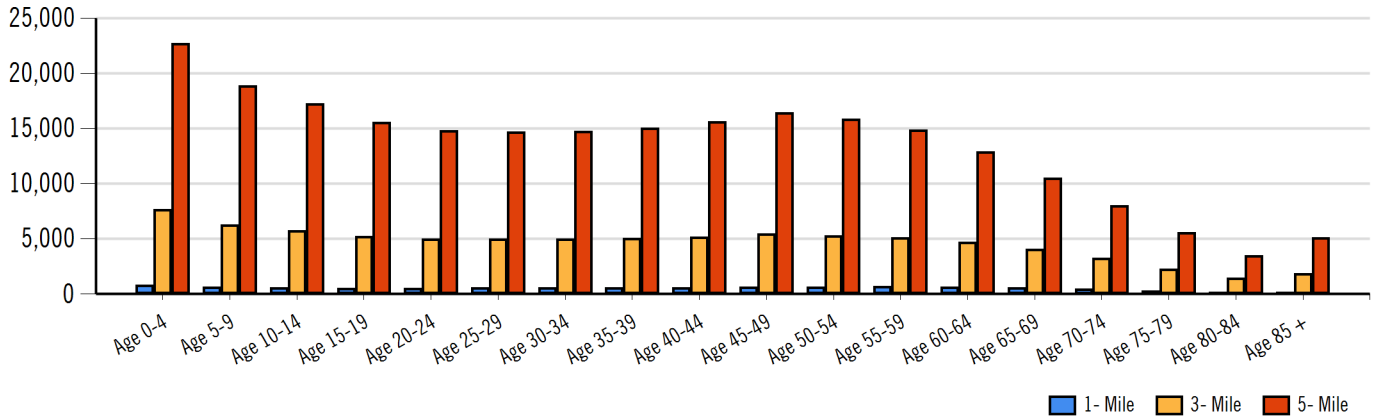
5- Mile

120,645

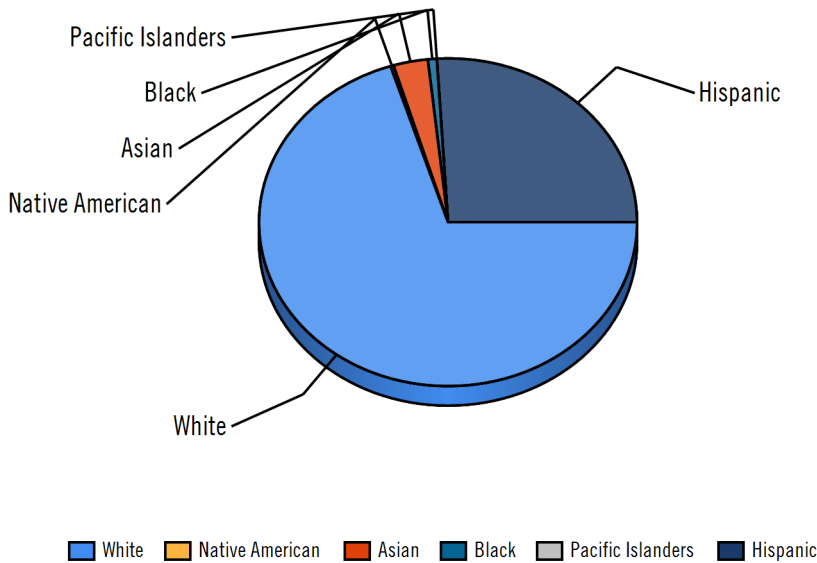
121,897

242,542

## Population by Distance and Age (2020)



## Ethnicity within 5 miles



## Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	5,289	119	1.34 %
3-Mile	43,209	1,446	2.65 %
5-Mile	125,038	4,392	2.93 %



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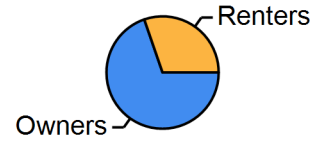
# Vacant Lot at 108th Ave and Federal Blvd,



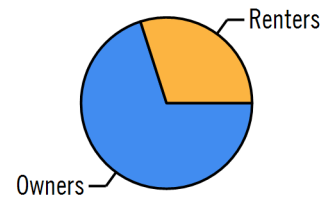
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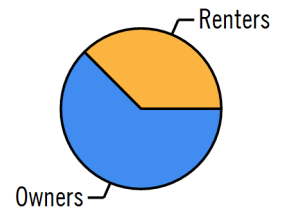
## Home Ownership 1 Mile



## Home Ownership 3 Mile



## Home Ownership 5 Mile



## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	1	3	437	428	204	539	276	218	743	1,210	468	176	254
3-Mile	70	202	3,640	4,249	1,458	5,306	2,413	1,694	5,712	7,538	3,819	1,798	3,445
5-Mile	219	691	11,049	11,540	4,675	16,455	7,228	4,546	16,075	21,525	11,500	5,032	9,318



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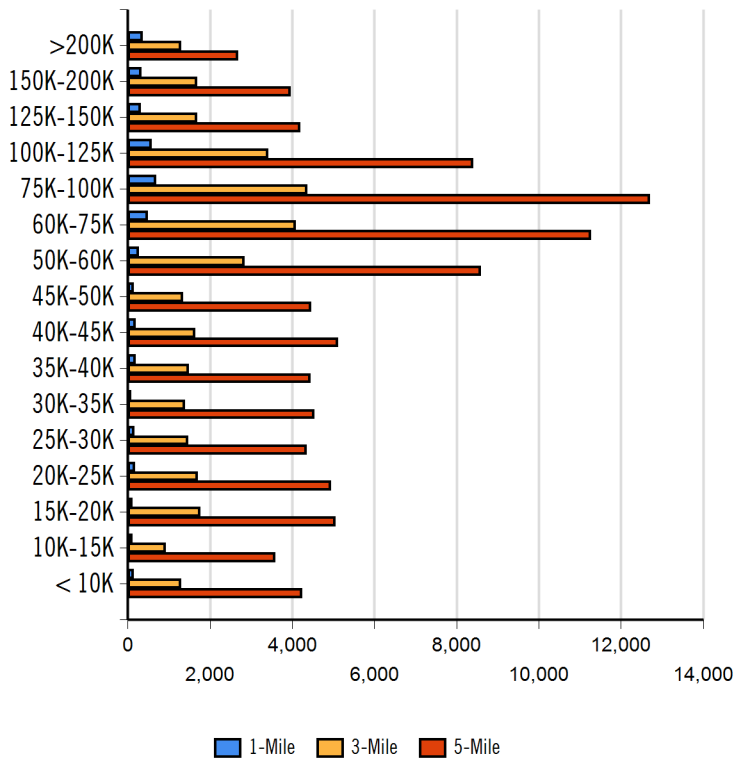
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## Household Income



Radius	Median Household Income
1-Mile	\$86,918.91
3-Mile	\$64,605.03
5-Mile	\$62,111.20

Radius	Average Household Income
1-Mile	\$97,839.55
3-Mile	\$71,671.11
5-Mile	\$70,224.81

Radius	Aggregate Household Income
1-Mile	\$410,538,825.01
3-Mile	\$2,420,720,758.62
5-Mile	\$6,382,382,179.56

## Education

	1-Mile	3-mile	5-mile
Pop > 25	6,939	53,982	153,210
High School Grad	1,168	13,838	41,303
Some College	1,703	13,139	38,952
Associates	711	4,357	11,989
Bachelors	1,865	10,634	26,561
Masters	753	3,504	7,981
Prof. Degree	88	728	1,934
Doctorate	45	383	844

## Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	42 %	62 %	50 %
Teen's	43 %	78 %	83 %
Expensive Homes	0 %	0 %	3 %
Mobile Homes	1 %	143 %	84 %
New Homes	174 %	155 %	130 %
New Households	82 %	95 %	103 %
Military Households	24 %	13 %	18 %
Households with 4+ Cars	70 %	99 %	108 %
Public Transportation Users	51 %	74 %	77 %
Young Wealthy Households	12 %	61 %	63 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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## Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	235,989,128		1,606,489,324		4,430,293,493	
<b>Average annual household</b>	57,642		49,296		48,693	
<b>Food</b>	7,373	12.79 %	6,403	12.99 %	6,334	13.01 %
Food at home	4,623		4,163		4,130	
Cereals and bakery products	658		592		587	
Cereals and cereal products	233		211		209	
Bakery products	424		380		377	
Meats poultry fish and eggs	908		826		821	
Beef	212		191		191	
Pork	159		149		149	
Poultry	171		155		154	
Fish and seafood	151		132		131	
Eggs	72		68		67	
Dairy products	480		421		416	
Fruits and vegetables	944		846		837	
Fresh fruits	138		124		123	
Processed vegetables	174		162		161	
Sugar and other sweets	169		153		152	
Fats and oils	146		132		131	
Miscellaneous foods	869		785		780	
Nonalcoholic beverages	383		353		352	
Food away from home	2,750		2,239		2,203	
Alcoholic beverages	441		355		350	
<b>Housing</b>	20,019	34.73 %	17,723	35.95 %	17,556	36.05 %
Shelter	12,156		10,713		10,610	
Owned dwellings	7,656		6,446		6,352	
Mortgage interest and charges	3,954		3,259		3,207	
Property taxes	2,596		2,159		2,126	
Maintenance repairs	1,104		1,026		1,018	
Rented dwellings	3,340		3,404		3,415	
Other lodging	1,159		862		842	
Utilities fuels	4,442		4,152		4,127	
Natural gas	431		387		384	
Electricity	1,726		1,651		1,645	
Fuel oil	179		161		159	
Telephone services	1,389		1,297		1,289	
Water and other public services	716		654		649	
<b>Household operations</b>	1,455	2.52 %	1,213	2.46 %	1,198	2.46 %
Personal services	452		353		347	
Other household expenses	1,003		860		850	
Housekeeping supplies	686		590		585	
Laundry and cleaning supplies	179		160		159	
Other household products	405		344		340	
Postage and stationery	100		85		84	
Household furnishings	1,279		1,053		1,035	
Household textiles	95		78		76	
Furniture	316		230		223	
Floor coverings	35		27		26	
Major appliances	136		141		141	
Small appliances	104		88		87	
Miscellaneous	590		487		479	
<b>Apparel and services</b>	1,597	2.77 %	1,307	2.65 %	1,292	2.65 %
Men and boys	333		253		248	
Men 16 and over	279		211		206	
Boys 2 to 15	53		42		41	
Women and girls	555		472		466	



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Women 16 and over	480	398	392
Girls 2 to 15	75	74	74
Children under 2	98	90	90

## Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	235,989,128		1,606,489,324		4,430,293,493	
<b>Average annual household</b>	57,642		49,296		48,693	
<b>Transportation</b>	7,774	13.49 %	6,775	13.74 %	6,690	13.74 %
Vehicle purchases	1,948		1,599		1,564	
Cars and trucks new	1,016		832		811	
Cars and trucks used	884		724		711	
Gasoline and motor oil	2,310		2,138		2,125	
Other vehicle expenses	2,880		2,558		2,533	
Vehicle finance charges	197		175		174	
Maintenance and repairs	1,027		889		878	
Vehicle insurance	1,265		1,171		1,164	
Vehicle rental leases	390		322		316	
Public transportation	634		479		468	
<b>Health care</b>	4,215	7.31 %	3,820	7.75 %	3,782	7.77 %
Health insurance	2,716		2,497		2,477	
Medical services	928		811		799	
Drugs	427		386		383	
Medical supplies	143		124		122	
<b>Entertainment</b>	3,410	5.92 %	2,934	5.95 %	2,900	5.96 %
Fees and admissions	747		563		551	
Television radios	1,105		1,035		1,031	
Pets toys	1,254		1,072		1,058	
Personal care products	756		634		624	
Reading	65		54		54	
Education	1,778		1,261		1,230	
Tobacco products	389		401		402	
<b>Miscellaneous</b>	921	1.60 %	793	1.61 %	788	1.62 %
<b>Cash contributions</b>	1,451		1,320		1,312	
<b>Personal insurance</b>	7,446		5,510		5,374	
Life and other personal insurance	200		169		167	
Pensions and Social Security	7,246		5,340		5,206	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	9,922	8,109	21.17 %	2,291	6,889	7,605	2,317	1,218
3-Mile	2020	44,906	36,083	23.14 %	11,365	30,118	29,751	15,155	4,651
5-Mile	2020	120,825	96,780	23.57 %	31,401	79,812	75,627	45,198	10,218
1-Mile	2023	9,634	8,109	17.88 %	2,226	6,686	7,576	2,058	2,301
3-Mile	2023	45,141	36,083	24.56 %	11,353	30,359	30,153	14,988	7,874
5-Mile	2023	123,630	96,780	26.89 %	32,097	81,715	77,778	45,852	16,560



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# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 3061-3063 108th Ave, Westminster, CO 80031

CITY, STATE

**Westminster, CO**

POPULATION

**183,602**

AVG. HHSIZE

**2.70**

MEDIAN HH INCOME

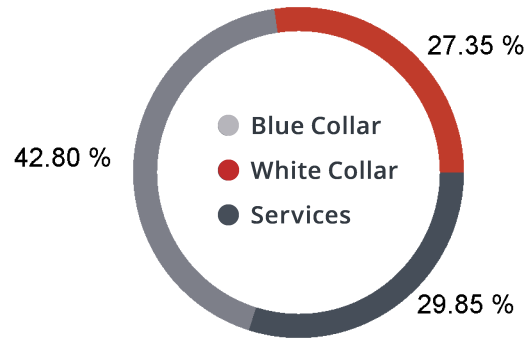
**\$65,415**

HOME OWNERSHIP

Renters: **24,468**

Owners: **45,313**

EMPLOYMENT



**51.53 %**

Employed

**1.80 %**

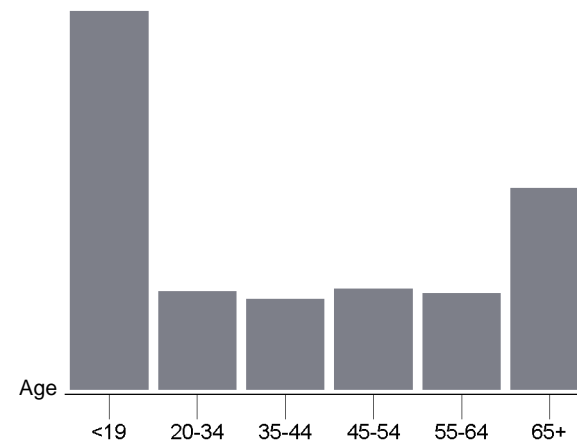
Unemployed

EDUCATION

High School Grad: **26.58 %**  
 Some College: **25.24 %**  
 Associates: **8.20 %**  
 Bachelors: **29.22 %**

GENDER & AGE

49.72 % 50.28 %

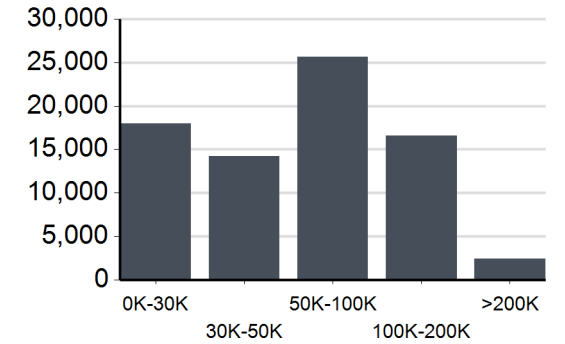


RACE & ETHNICITY

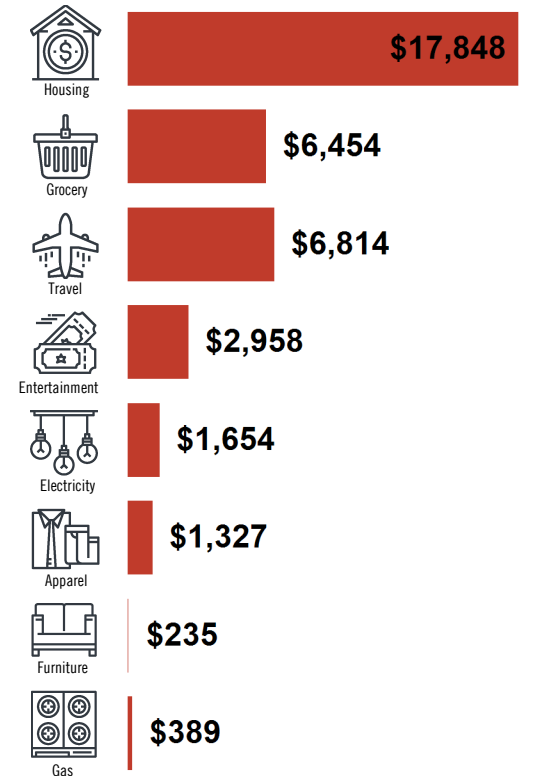
White: **68.73 %**  
 Asian: **3.48 %**  
 Native American: **0.20 %**  
 Pacific Islanders: **0.01 %**  
 African-American: **0.61 %**  
 Hispanic: **19.04 %**  
 Two or More Races: **7.93 %**

**MOODY'S**

INCOME BY HOUSEHOLD



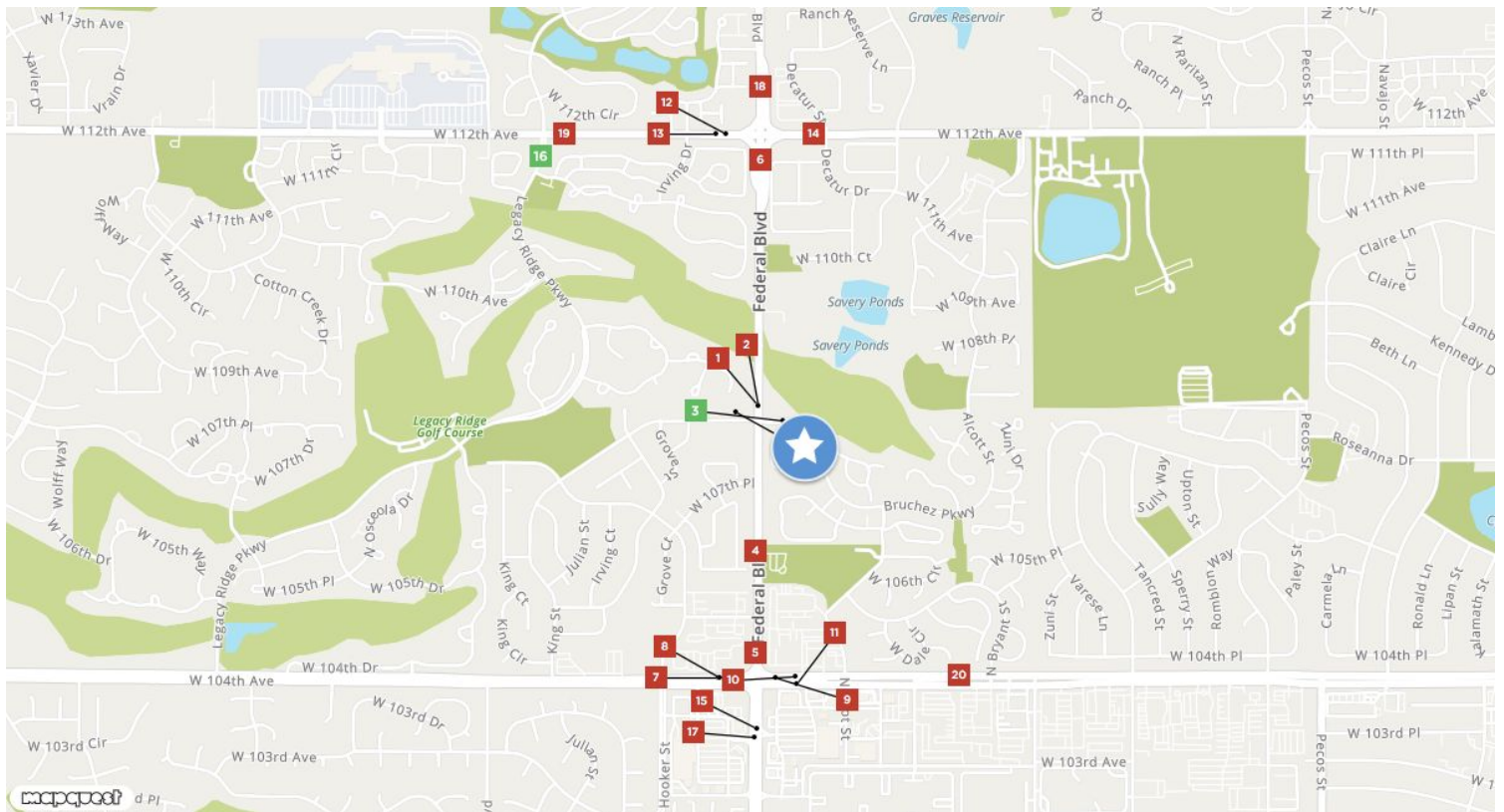
HH SPENDING





# Vacant Lot at 108th Ave and Federal Blvd,

## Traffic Counts



<b>Federal Boulevard 1</b> W 112th Ave Year: 2020 27,000 Year: 2019 32,523 Year: 2017 32,286	<b>Federal Boulevard 2</b> W 108th Ave Year: 2022 26,000 Year: 2006 25,400 Year: 1999 22,000	<b>Bruchez Pkwy 3</b> Eliot Cir Year: 2018 2,192 Year: 2011 2,525 Year: 2007 2,658	<b>Federal Blvd 4</b> W 105th Ave Year: 2008 25,000 Year: 2006 25,400 Year: 2005 27,300	<b>Federal Blvd 5</b> W 104th Ave Year: 2006 25,400
<b>Federal Boulevard 6</b> W 96th Ave Year: 2023 27,000 Year: 2021 26,241 Year: 2006 30,300	<b>W 104th Ave 7</b> Federal Blvd Year: 2018 25,938 Year: 2017 25,938 Year: 2014 28,494	<b>West 104th Avenue 8</b> Federal Blvd Year: 2018 26,992	<b>W 104th Ave 9</b> Federal Blvd Year: 2018 31,631 Year: 2017 31,631 Year: 2016 30,716	<b>West 104th Avenue 10</b> Federal Blvd Year: 2019 31,348
<b>West 104th Avenue 11</b> N Sheridan Blvd Year: 2021 27,542 Year: 2019 25,116 Year: 2019 25,000	<b>West 112th Avenue 12</b> Federal Blvd Year: 2018 24,397	<b>West 112th Avenue 13</b> Federal Blvd Year: 2021 20,315 Year: 2018 25,474 Year: 2017 25,474	<b>W 112th Ave 14</b> Decatur St Year: 2018 20,696 Year: 2017 20,696 Year: 2013 16,918	<b>Federal Boulevard 15</b> Federal Boulevard Year: 2023 25,000
<b>Community Pkwy 16</b> W 111th Dr Year: 2007 2,468 Year: 2005 2,277	<b>Federal Blvd 17</b> W 104th Ave Year: 2017 30,610 Year: 2016 35,268 Year: 2014 29,000	<b>Federal Blvd 18</b> W 113th Ct Year: 2008 24,000 Year: 2006 21,900 Year: 2005 28,000	<b>W 112th Ave 19</b> Irving Dr Year: 2008 16,000 Year: 2005 19,033 Year: 1996 14,202	<b>104TH AV 20</b> Bryant St Year: 2019 29,000 Year: 2000 35,000 Year: 1996 28,900

