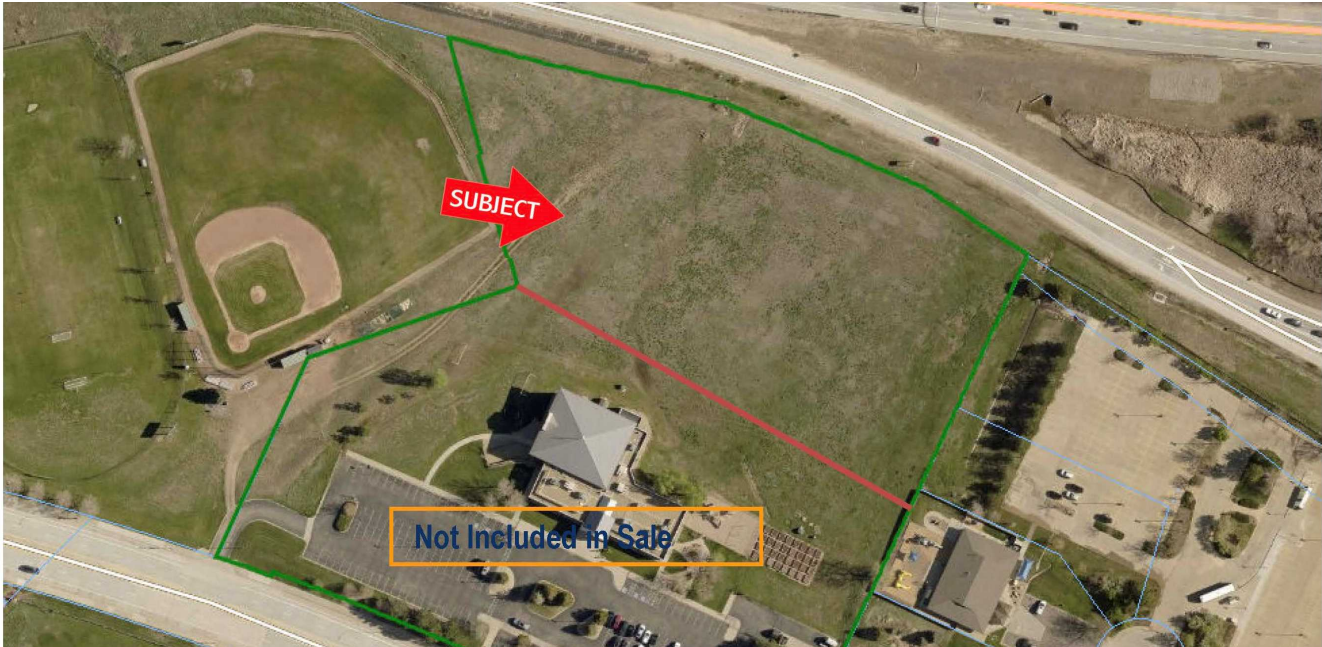


OUTPARCEL LAND FOR SALE

2121 DAD CLARK DRIVE

HIGHLANDS RANCH, CO 80126



OFFERING SUMMARY

LOT SIZE:	4.0 Acres (after subdivision)
PRICE:	\$2,650,000/ \$15.20 PSF
ZONING:	PD (Planned Development) Highlands Ranch Planning Area 2 - Permitted uses include senior housing (55+), religious facilities and educational uses, but not MUH.
TRAFFIC COUNT:	31,000 VPD
MAX BUILDING HEIGHT:	50 Feet

PROPERTY OVERVIEW

Premier 4-acre outparcel for sale in Highlands Ranch, CO. Situated to the north of the existing Connections Church building, upon subdivision this site will offer exceptional views and exposure to State Highway C-470.

Under the Highlands Ranch Planning Area 2 zoning designation, permitted uses include senior housing (55+), religious facilities and educational uses. As part of the subdivision, the seller will allow ingress and egress on the east and/or west sides of the existing church building.



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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY PHOTOS

2121 DAD CLARK DRIVE



Looking north across the surplus land at the subject



Looking west across the surplus land at the subject



Looking northwest across the surplus land at the subject property



Looking southwest across the surplus land at the subject (8/2023 Photo)

BUSINESS MAP

2121 DAD CLARK DRIVE



Target



Floor & Decor



Mile High Academy



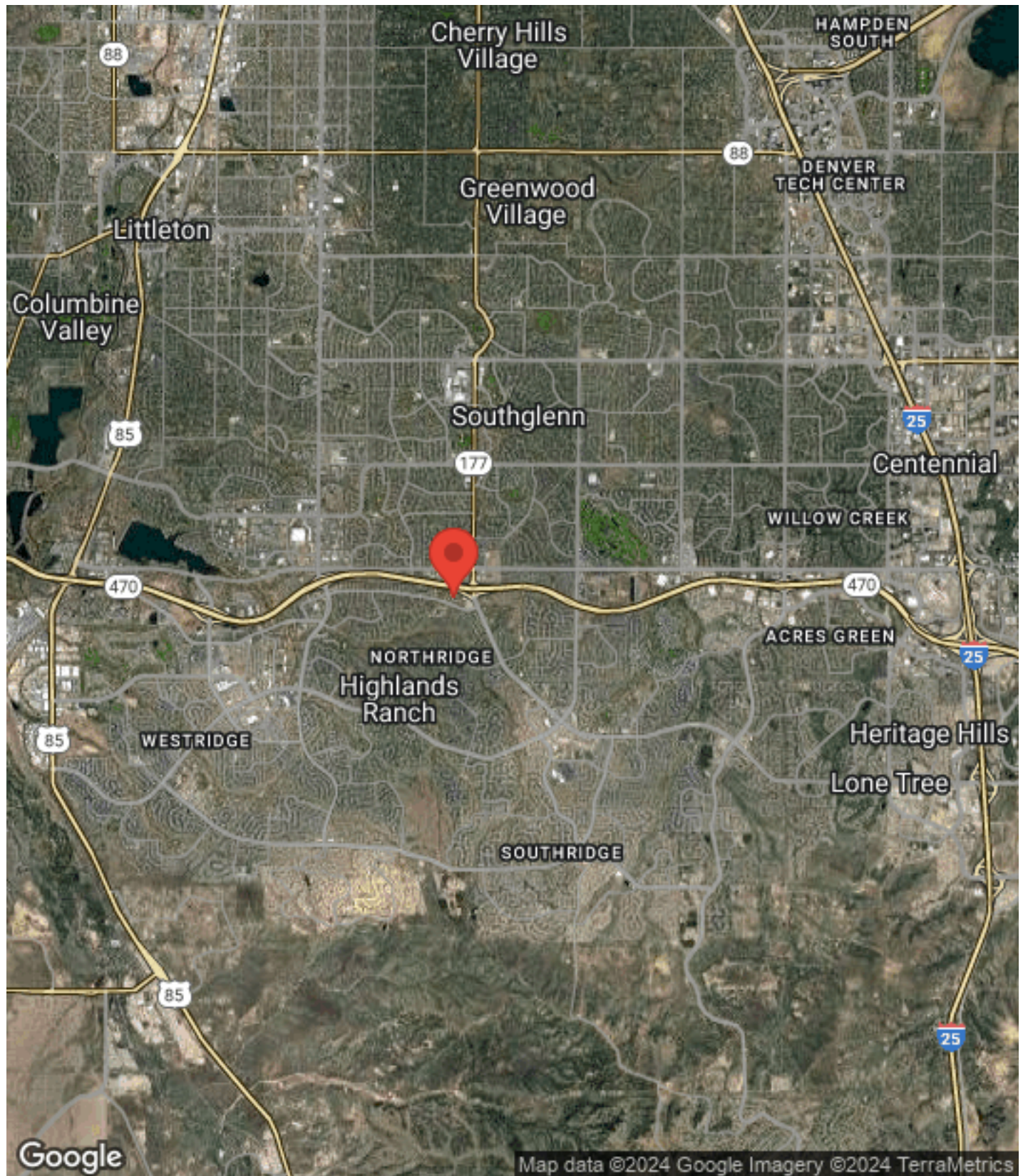
Sand Creek Elementary School

C-470 & South University
Boulevard Pnr

Kid City USA - Highlands Ranch

REGIONAL MAP

2121 DAD CLARK DRIVE



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DEMOGRAPHICS

2121 DAD CLARK DRIVE



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	7,202	61,490	114,550	Median	\$87,933	\$93,471	\$88,594
Female	7,524	63,170	118,439	< \$15,000	195	1,458	4,374
Total Population	14,726	124,660	232,989	\$15,000-\$24,999	335	1,823	4,222
				\$25,000-\$34,999	382	2,273	5,059
				\$35,000-\$49,999	632	4,102	8,269
				\$50,000-\$74,999	998	8,397	15,421
				\$75,000-\$99,999	879	7,969	13,830
				\$100,000-\$149,999	1,261	12,428	20,857
				\$150,000-\$199,999	498	4,857	8,604
				> \$200,000	638	4,094	9,236
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	2,737	25,499	46,764	Total Units	6,030	49,585	94,541
Ages 15-24	2,008	17,935	33,406	Occupied	5,850	47,852	90,547
Ages 25-54	5,367	45,508	83,953	Owner Occupied	4,579	38,743	69,424
Ages 55-64	2,146	16,524	31,086	Renter Occupied	1,271	9,109	21,123
Ages 65+	2,468	19,194	37,780	Vacant	180	1,733	3,994
Race	1 Mile	3 Miles	5 Miles				
White	13,927	117,493	216,759				
Black	52	436	1,043				
Am In/AK Nat	18	84	182				
Hawaiian	N/A	3	9				
Hispanic	796	6,566	15,043				
Multi-Racial	1,000	6,976	16,502				

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