

470 & Quincy Interchange Land

1411 W Tufts Ave | Morrison, CO 80465



AVAILABLE

2.06 Acres

PRICING

\$800,000

BUILDABLE ACERAGE

1.09 Acres

CITY/COUNTY

Unincorporated Jefferson County

ZONING

Quincy & Eldridge ODP

[\(Click Here\)](#)

ABOUT THE PROPERTY

- Hard corner parcel located on the main entrance to Home Depot
- Right off highway interchange of C470 and Quincy Ave and just south of C470 and 285
- Property includes overall area detention pond, allowing a buyer to maximize their site coverage. Detention pond is managed by a commercial owner's association.
- Only land for sale in the vicinity.
- Seller has formerly approved site plan with three self-service wash bays and three automatic wash bays available for sale separately

TRAFFIC COUNTS

State Highway 470 76,000 VPD

US Highway 285 30,232 VPD

Year: 2025 | Source: esri

DEMOGRAPHICS

	3 Mile	5 Miles	7 Miles
Population	53,040	149,863	304,212
Daytime Population	34,910	114,551	253,965
Avg. Household Income	\$185,553	\$162,861	\$151,559
Estimated Households	19,922	60,479	122,460

Year: 2025 | Source: esri

CONTACT

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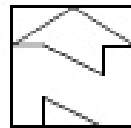
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Buildable Area
1.09 Acres



SCALE: 1" = 80 US SURVEY FEET



L=123.45, R=250.00
 $\Delta=28^{\circ}17'33''$



285

30,232 VPD

76,000 VPD

470

SITE

Future Roundabout

W Quincy Ave

W Quincy Ave

W Tufts Ave

S Eldridge St

W Marlowe Ave

THE HOME DEPOT

catalyst SPORTS LLC

AAS AUTO ADDICTED DETAILS

LEGACY TAVEN 242

Precision AUTO GLASS

K

DriveSafe DRIVING SCHOOLS

function COMPLIANCE SERVICES

W Tufts Ave

W Quincy Ave

W Tufts Ave

S Eldridge St

W Marlowe Ave



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DEMOGRAPHIC HIGHLIGHTS

3 MILE

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Total Daytime
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Average Household
Income

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\$162,861
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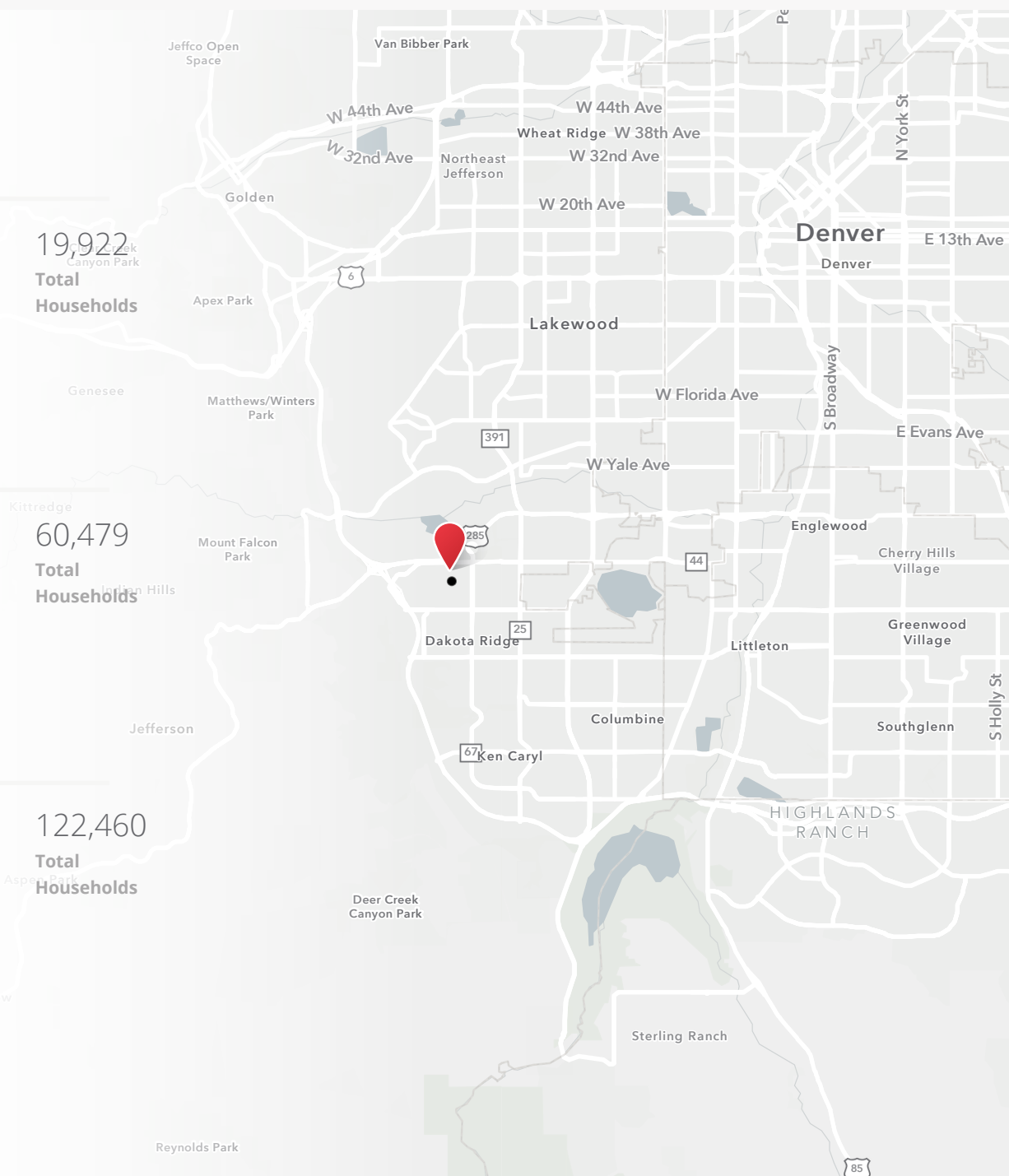
7 MILES

304,212
Population

253,965
Total Daytime
Population

\$151,559
Average Household
Income

122,460
Total
Households



30,252 VPD

76,000 VPD



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Future Roundabout



SRSRE.COM

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