

## Single Family Residential Redevelopment Opportunity

**Sale Price: \$5,700,000**

### Property Features:

- Land Area: Approximately 10.77 Acres / 469,141 SF (\$12.15/SF)
- Approved Rezone: On June 30, 2020, Jefferson County approved 109 residential unit rezone
- Existing Cell Tower: Lease with American Tower - \$1,325/month income  
Sublessee: T-Mobile  
Approved variance for current telecom tower height  
New variance required to relocate tower on site
- Redevelopment Opportunity: In well-established Southwest Metro Denver Neighborhood

For more information, please contact:

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**Area Demographics:**



**Population**

<b>1 mile</b>	14,369
<b>3 mile</b>	101,264
<b>5 mile</b>	180,564



**Households**

<b>1 mile</b>	5,422
<b>3 mile</b>	40,159
<b>5 mile</b>	73,530



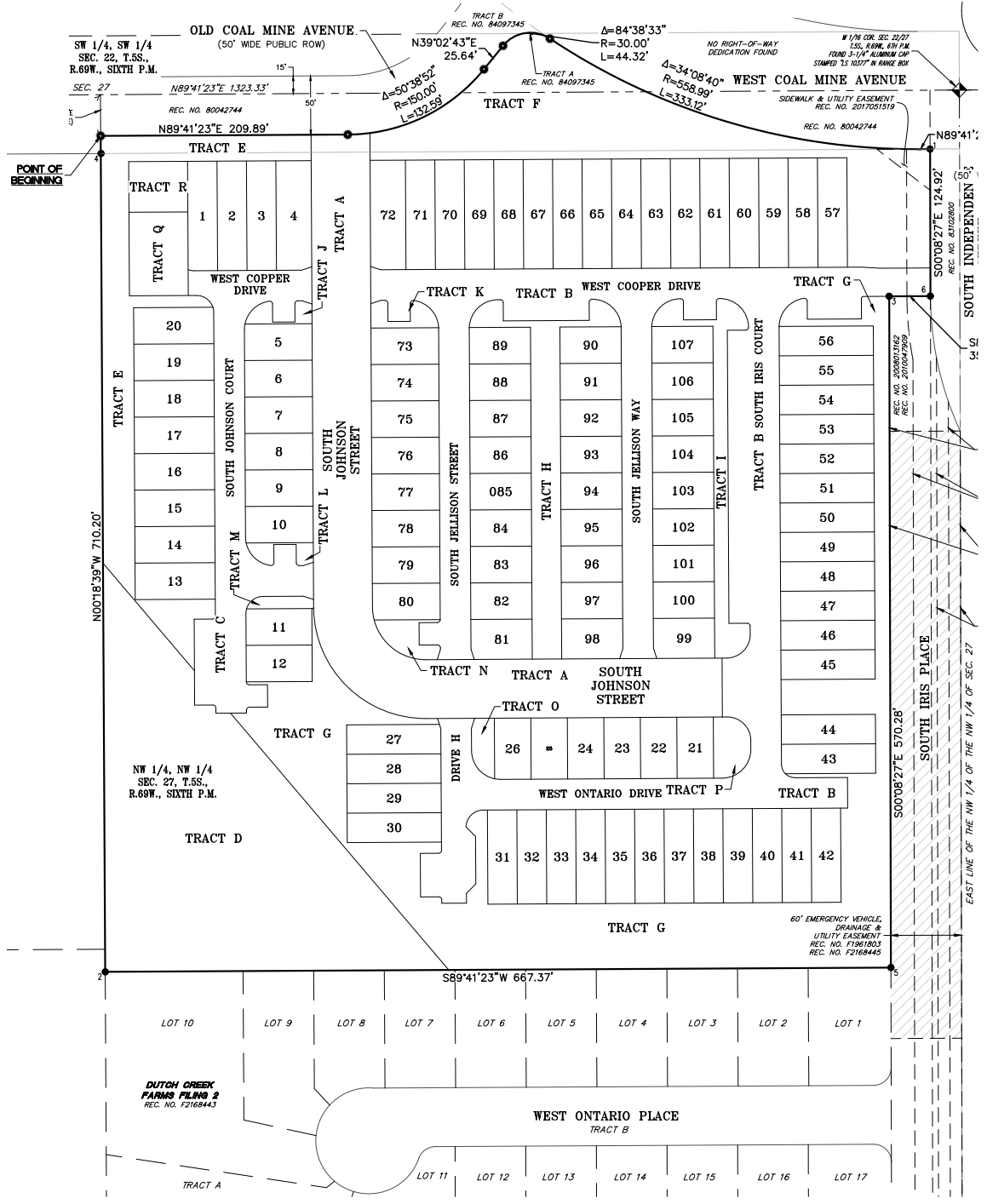
**Average HH Income**

<b>1 mile</b>	\$121,901
<b>3 mile</b>	\$123,046
<b>5 mile</b>	\$120,949



**Daytime Population**

<b>1 mile</b>	15,387
<b>3 mile</b>	107,517
<b>5 mile</b>	186,976



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