

Sheridan Blvd TOD Development Parcel **REDUCED PRICE: \$299,999 (\$37.97 PSF)**

PROPERTY OVERVIEW

Lot Size:	7,937 SF (0.18 Acres)
Zoning:	MGT (Mixed Use/General/Transit)
City/County:	Lakewood/Jefferson
Total Taxes:	\$7,644
Dimensions:	120' x 60'
Property Type:	Mixed Use Land

PROPERTY FEATURES

- New State Incentives - Fast Track Permitting, reduced parking requirements, and potential grants/tax credits under CO's new TOD initiatives
- Prime TOD Location: Just 1/2 mile from Sheridan Light Rail Station
- Located along Sheridan Boulevard in the City of Lakewood

For more information, please contact:

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Advisor

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One Broadway Suite A300 Denver, CO 80203

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PROPERTY DESCRIPTION

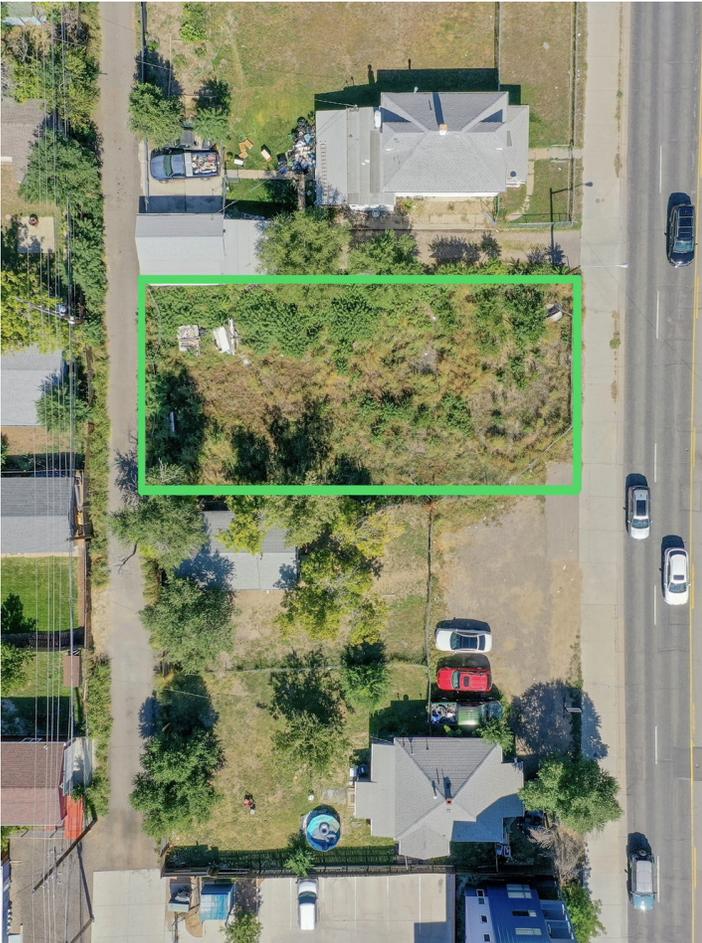
This 7,937 SF (.018-acre) parcel, zoned MGT (Mixed Use/General/Transit), is ideally positioned just 1/2 mile from the Sheridan Light Rail Station, offering direct access to Downtown Denver and the surrounding metro area. Located near Sloan's Lake, local dining shopping and major thoroughfares, this site presents an excellent multifamily or mixed-use redevelopment opportunity in one of Lakewood's most sought-after growth corridors.

Recent Colorado housing reforms and transit-oriented development (TOD) initiatives introduced recently create the potential for higher-density residential development near transit hubs, reduced parking requirements for projects within walking distance of light rail, fast track permitting pathways for qualifying projects, potential access to state grants, tax credits and more.

LOCATION DESCRIPTION

Strategically located along Sheridan Boulevard in the heart of Lakewood, this site offers unmatched transit-oriented development potential just ½ block from the Sheridan Light Rail Station, providing direct access to Union Station and the broader Denver metro area. The property is steps from Sloan's Lake, one of the region's most desirable outdoor destinations, and surrounded by a strong mix of restaurants, retail, employment centers, and neighborhood services.

The corridor continues to benefit from state and local initiatives promoting higher-density, transit-focused housing, with recent reforms under Governor Polis designed to streamline approvals, reduce parking minimums, and encourage mixed-use multifamily projects near light rail stops. This makes the location an ideal candidate for urban infill development, attracting renters who value walkability, easy transit access, and proximity to Denver's urban core.



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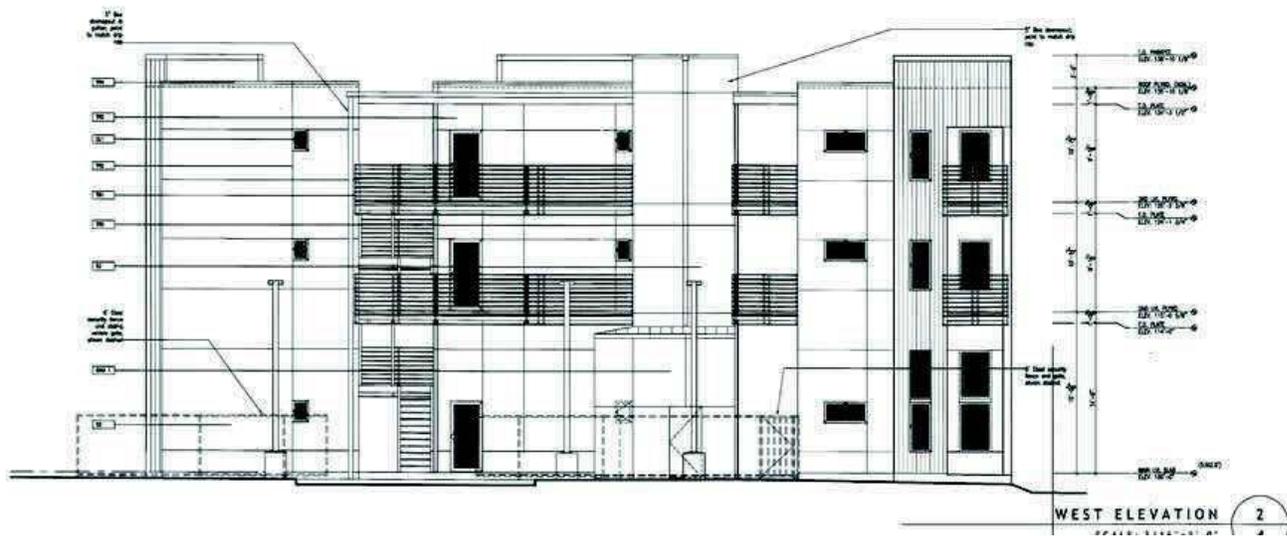
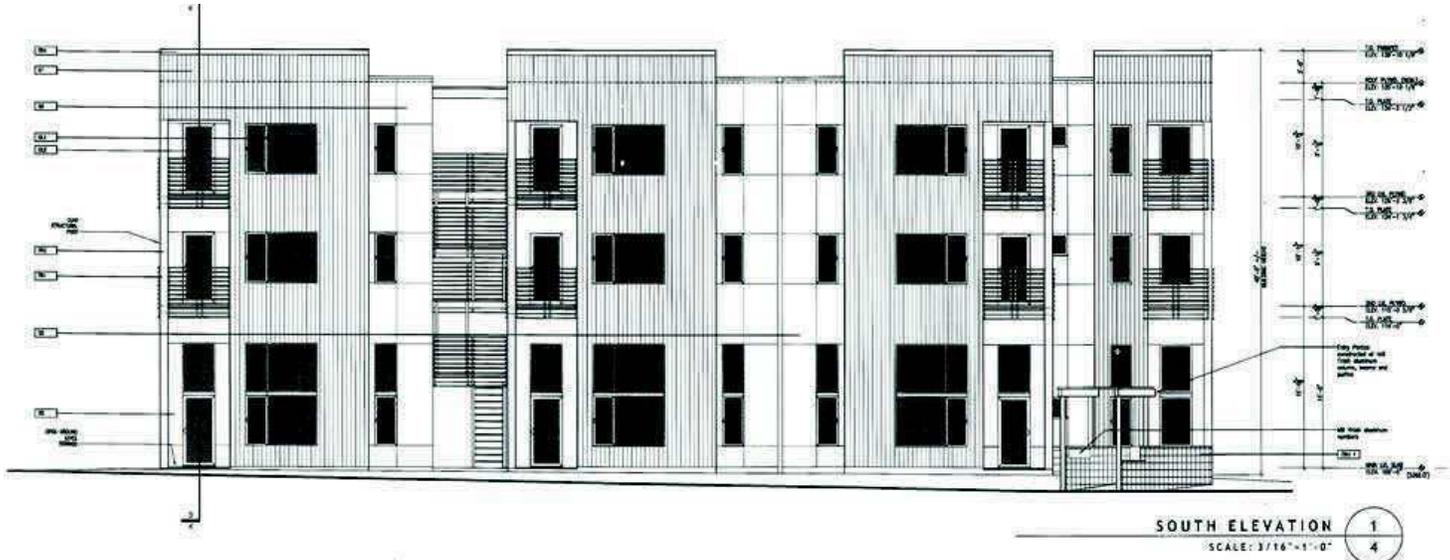
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Proposed Plans: 14-21 Unit Multifamily

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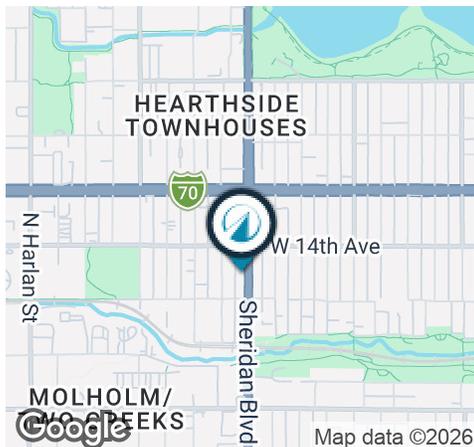
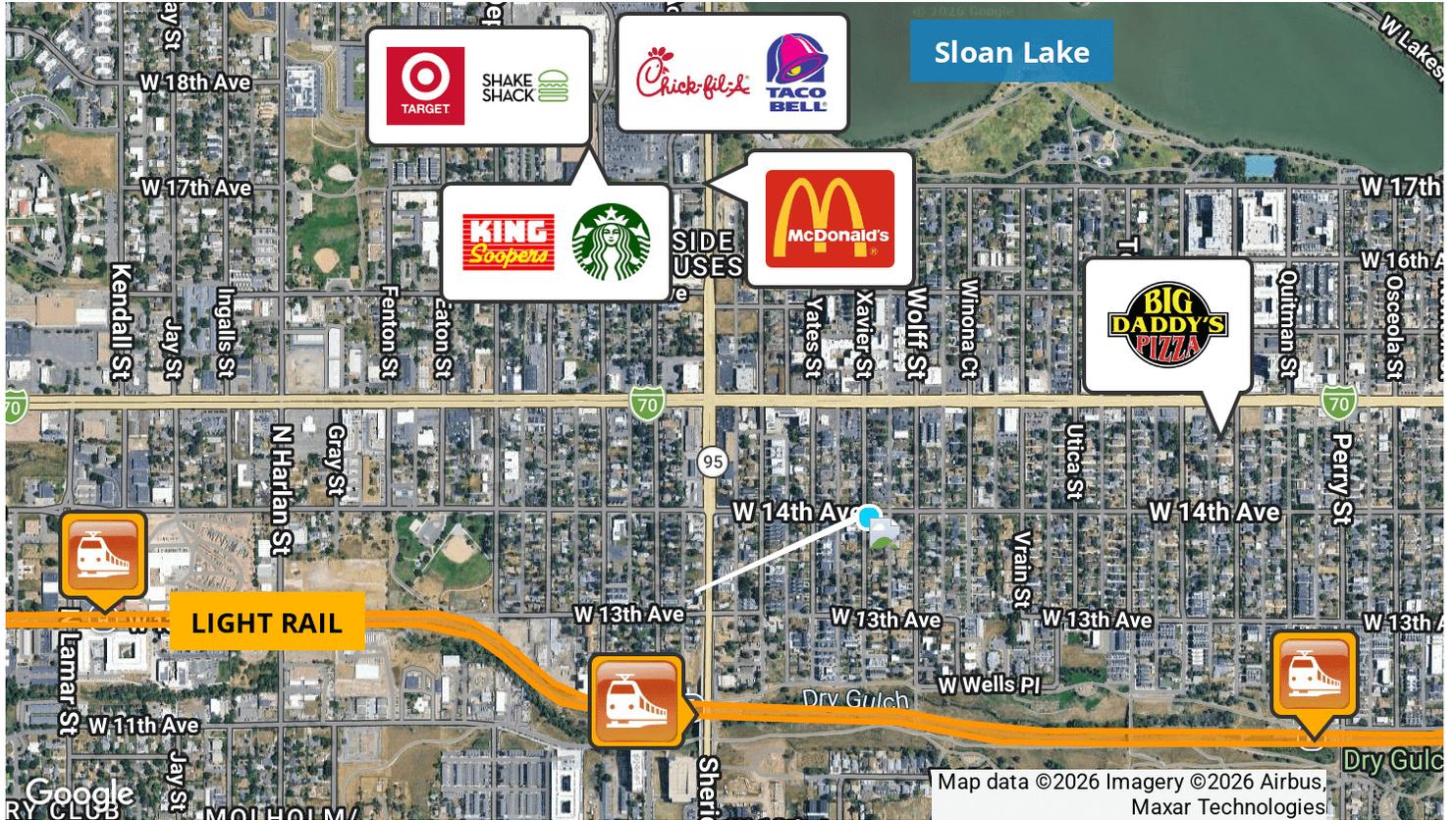
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AREA DEMOGRAPHICS:



Population

1 Mile	1,608
3 Mile	7,264
5 Mile	23,596



Households

1 Mile	742
3 Mile	3,255
5 Mile	10,906



Average HH Income

1 Mile	\$78,955
3 Mile	\$89,336
5 Mile	\$90,639

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