

# WHISPER CREEK | WEST 89TH DRIVE

ARVADA, CO 80005

SALE PRICE

**\$995,000 (\$14.83/SF)**



**MARC S. LIPPITT**

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 **UNIQUE**  
PROPERTIES

 **TCN**  
REAL ESTATE SERVICES

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*Whisper Creek Land, Wheat Ridge, CO 80005*

## Team Contacts

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### Unique Properties, Inc

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# PROPERTY HIGHLIGHTS

Parcel Number (APN):	29-193-06-127
City   State   Zip Code:	Arvada, CO 80005
Price:	\$995,000
Site Size:	67,079 SF (1.54 Acres)
Price/PSF:	\$14.83 PSF
Zoning:	Land
County:	Jefferson

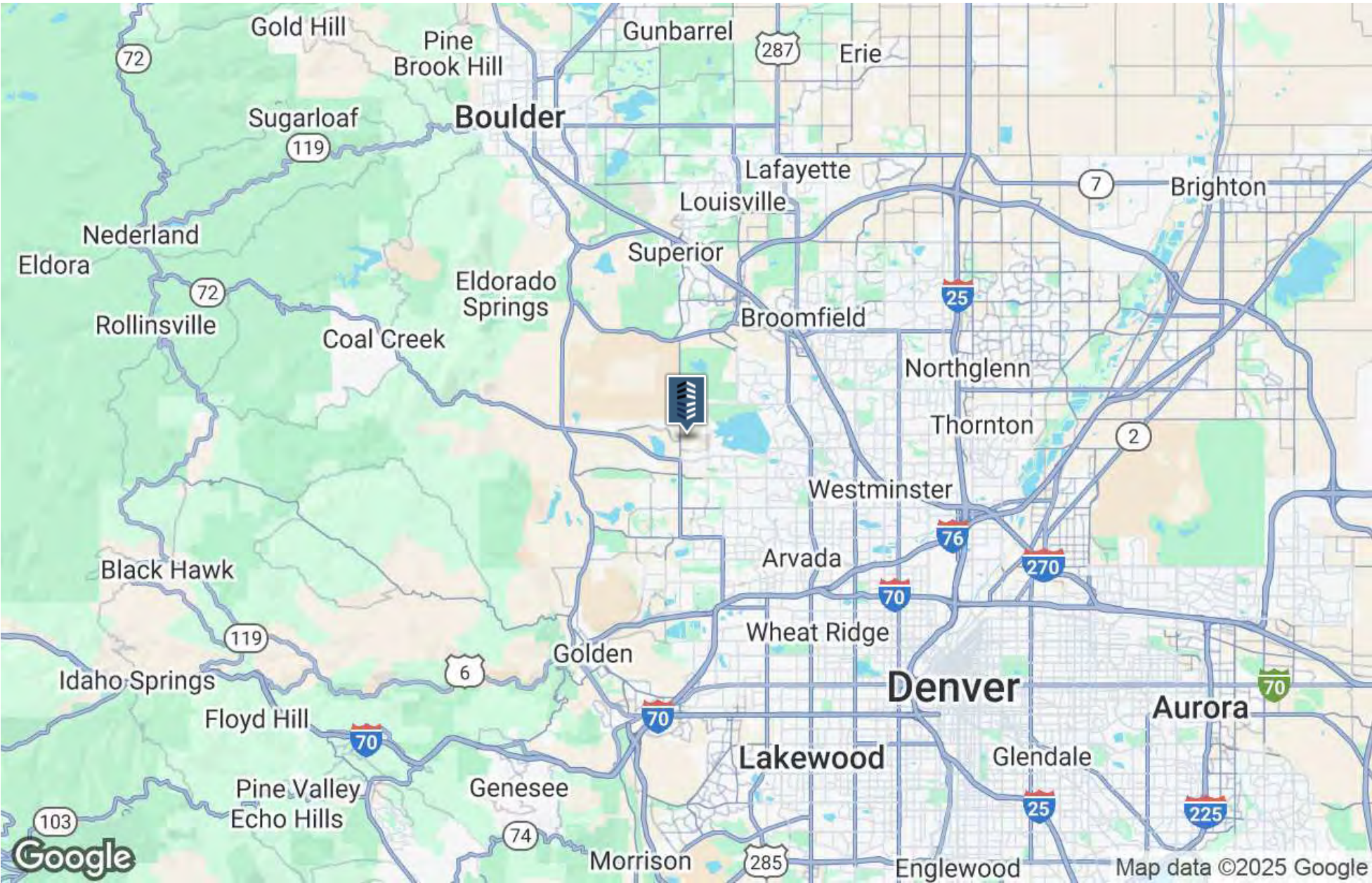
## PROPERTY DESCRIPTION

Unique Properties is pleased to introduce the opportunity to purchase a prime development opportunity in Arvada, CO! This property is located in the Whisper Creek neighborhood on West 89th Drive. The property is currently zoned PD, and offers a versatile range of development options. The strategic location in the thriving Arvada area presents an excellent prospect for land and residential investors. With its desirable zoning and prime location, this property offers immense potential for an array of development projects. Secure your foothold in this sought-after area and unlock the possibilities that come with this promising development opportunity.

- Great Location | In the path of Development
- Adjacent to new mixed-use development
- Great Demographics | \$188k AHHI
- Across from Whisper Creek II Park
- Adjacent to Arvada Police Department
- New shopping and dining option nearby



# PROPERTY LOCATION



# AERIAL (LOOKING NW)



# AERIAL (LOOKING EAST)



# DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile
<b>Population:</b>			
2029 Projection	4,682	13,103	35,542
2024 Estimate	4,722	13,271	35,972
2020 Census	4,740	13,603	37,145
Growth 2024-2029	-0.85%	-1.27%	-1.20%
Growth 2020-2024	-0.38%	-2.44%	-3.16%
Median Age	41.80	42.00	42.80
Average Age	39.40	39.70	41.10
<b>2024 Population by Race:</b>			
White	4,015	11,304	30,681
Black	16	63	206
Am. Indian & Alaskan	15	35	136
Asian	156	426	1,034
Hawaiian & Pacific Island	0	2	6
Hispanic Origin	433	1,283	3,539
Other	519	1,440	3,908
<b>U.S. Armed Forces:</b>			
	<b>15</b>	<b>19</b>	<b>26</b>
<b>Households:</b>			
2029 Projection	1,600	4,393	12,706
2024 Estimate	1,617	4,458	12,867
2020 Census	1,643	4,612	13,393
Growth 2024-2029	-1.05%	-1.46%	-1.25%
Growth 2020-2024	-1.58%	-3.34%	-3.93%
Owner Occupied	1,534	4,242	11,616
Renter Occupied	83	216	1,251
<b>2024 Avg Household Income</b>	<b>\$188,155</b>	<b>\$186,878</b>	<b>\$166,519</b>
<b>2024 Med Household Income</b>	<b>\$167,536</b>	<b>\$163,470</b>	<b>\$142,176</b>

Radius	1 Mile	2 Mile	3 Mile
<b>2024 Households by Household Inc:</b>			
<\$25,000	44	168	553
\$25,000 - \$50,000	53	129	722
\$50,000 - \$75,000	147	327	1,245
\$75,000 - \$100,000	126	400	1,332
\$100,000 - \$125,000	135	378	1,448
\$125,000 - \$150,000	182	594	1,649
\$150,000 - \$200,000	345	863	2,303
\$200,000+	584	1,598	3,614
<b>2024 Population by Education</b>			
Some High School, No Diploma	34	106	498
High School Grad (Incl Equivalency)	288	976	3,418
Some College, No Degree	584	1,997	6,477
Associate Degree	184	521	1,543
Bachelor Degree	1,303	3,631	9,391
Advanced Degree	975	2,360	5,748
<b>2024 Population by Occupation</b>			
Real Estate & Finance	261	632	1,580
Professional & Management	2,329	6,265	15,727
Public Administration	184	412	1,185
Education & Health	545	1,436	3,977
Services	263	646	2,002
Information	29	177	612
Sales	427	1,269	3,875
Transportation	36	120	357
Retail	107	637	1,805
Wholesale	62	219	605
Manufacturing	270	660	1,778
Production	137	363	1,165
Construction	89	284	1,033
Utilities	84	291	870
Agriculture & Mining	76	174	329
Farming, Fishing, Forestry	10	20	37
Other Services	113	278	705



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