

AMAZING LOCATION WITH 30 ACRES OF LAND

22450 E. Bayaud Ave. Aurora, CO 80018

FOR SALE



PROPERTY HIGHLIGHTS

- Large location currently located in the county but in AD zoning future use plan for Aurora
- The future AD zoning allows for drive thru facilities, fuel stations, office, outdoor recreation and entertainment, pari-mutuel wagering facilities R & D, restaurants, retail, self storage (conditional use), light manufacturing, office-flex office, residential multi-family and single family detached are both conditional uses!
- Site is located in a flood plain and owner has been in touch with FEMA who is looking to potentially reduce the overall impact of the floodplain
- Great visibility to E-470 and future transportation improves are already in place to increase access to the site
- Located near new Industrial and Residential projects and still located inside the E-470 beltway
- Potential to possibly create the site size to 40 acres in a larger site desired

OFFERING SUMMARY

Sale Price:	\$7,000,000
Lot Size:	30.0 Acres

JEFFREY HIRSCHFELD, ED.D.

303.454.5425

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TOM KAUFMAN

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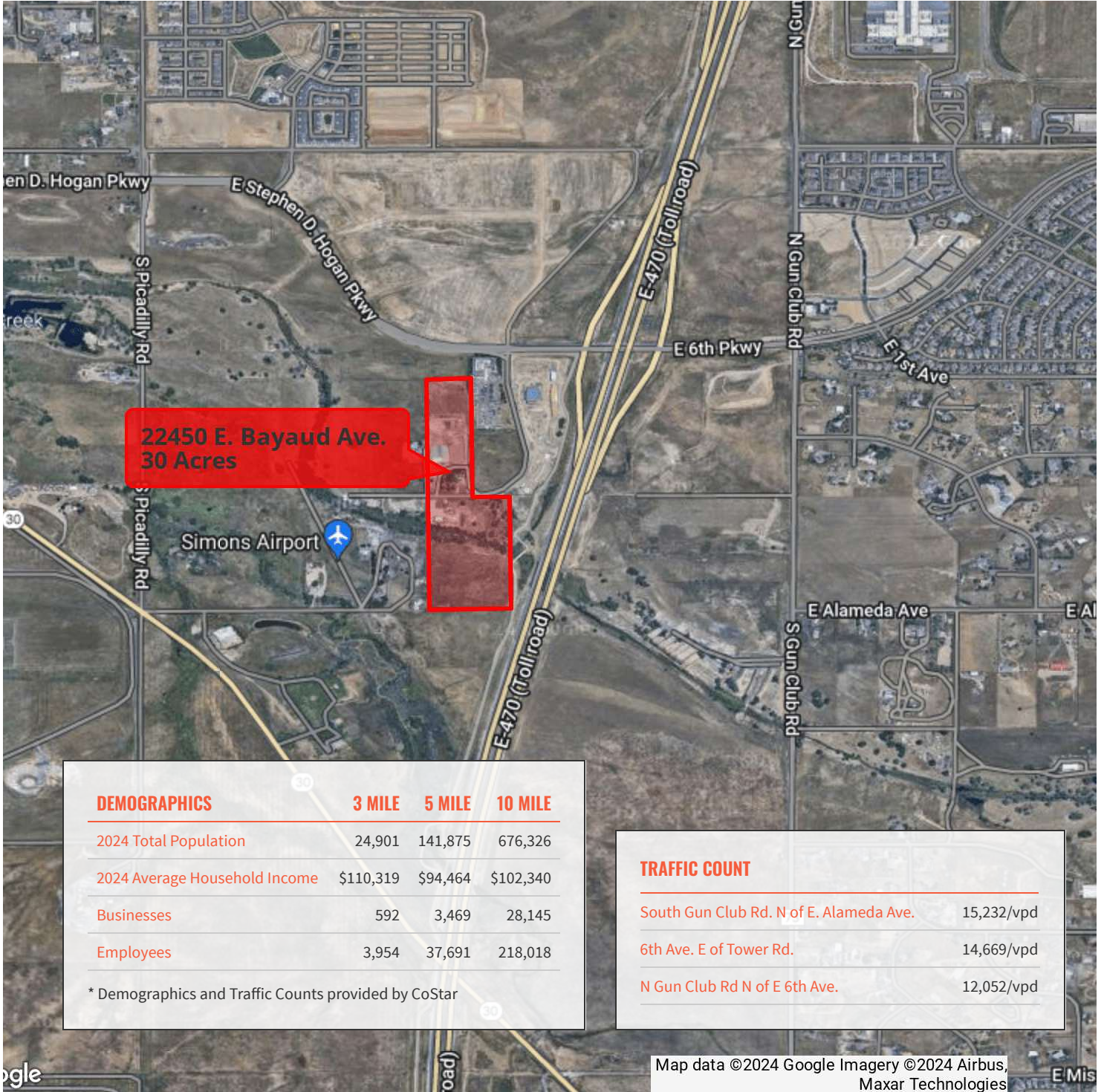
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DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
2024 Total Population	24,901	141,875	676,326
2024 Average Household Income	\$110,319	\$94,464	\$102,340
Businesses	592	3,469	28,145
Employees	3,954	37,691	218,018

* Demographics and Traffic Counts provided by CoStar

TRAFFIC COUNT

South Gun Club Rd. N of E. Alameda Ave.	15,232/vpd
6th Ave. E of Tower Rd.	14,669/vpd
N Gun Club Rd N of E 6th Ave.	12,052/vpd

Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies

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Site

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