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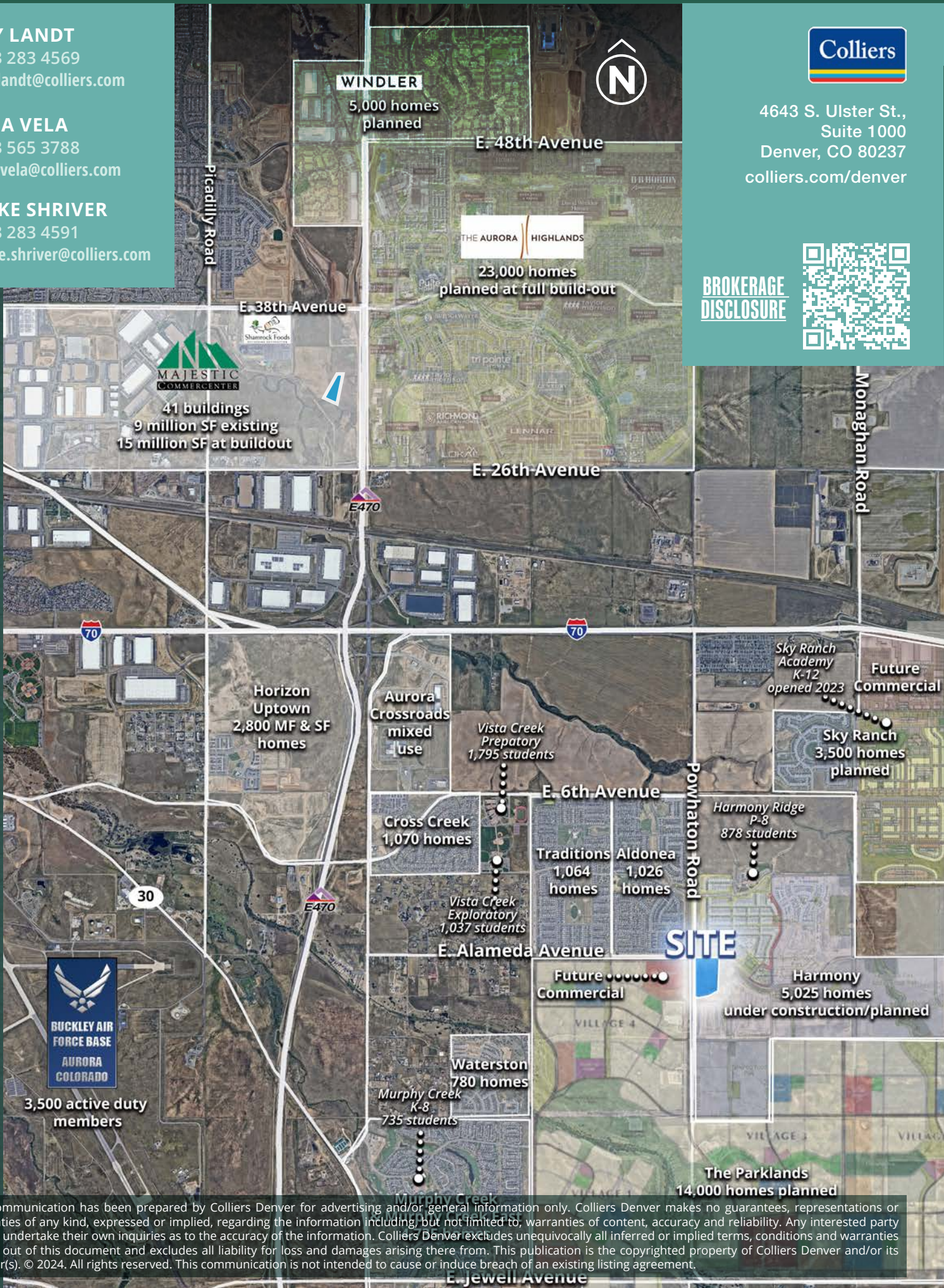
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BROKERAGE
DISCLOSURE



SEC

Alameda & Powhatan

Aurora, CO 80018

Centrally located in the massive development boom of eastern Aurora

20 AC Retail Land for Sale or Ground Lease

Contact Brokers for Pricing

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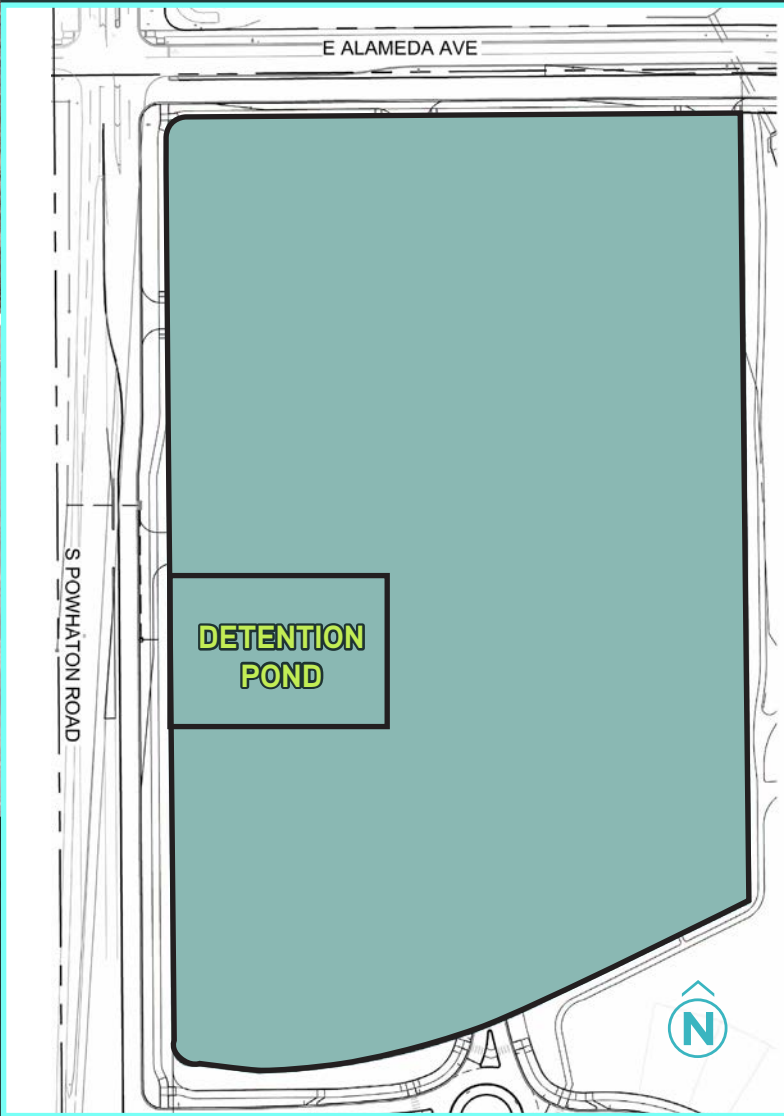


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Over 30k homes under construction/
planned in a 3-mile radius

Over 5k homes planned/under
construction in the immediate area

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HIGHLIGHTS

- Land Size: Up to 20 AC
Price: Contact Listing Broker
Rate: Contact Listing Broker
Zoned: MUC
Approved for up to 400 residential units

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population 2023	6,042	17,834	28,942
Total Population 2028	7,195	20,919	33,974
Total Daytime Population	3,058	10,944	22,550
Average HH Income	\$129,689	\$135,418	\$127,815

ESRI 2024 Estimates

TRAFFIC COUNTS

- E470 n/o E. 6th Ave.: 37,024 VPD
- E470 s/o E. 6th Ave.: 31,276 VPD
- S. Gun Club Rd. n/o E. Alameda Ave.: 9,685 VPD
- S. Gun Club Rd. s/o E. Alameda Ave.: 8,750 VPD

MPSI 2024 & 2025 Estimates

