

PRICE: \$1,595,00

LOT SIZE: 129,630 SF 2.98 ACRES

DEVELOPMENT OPPORTUNITY

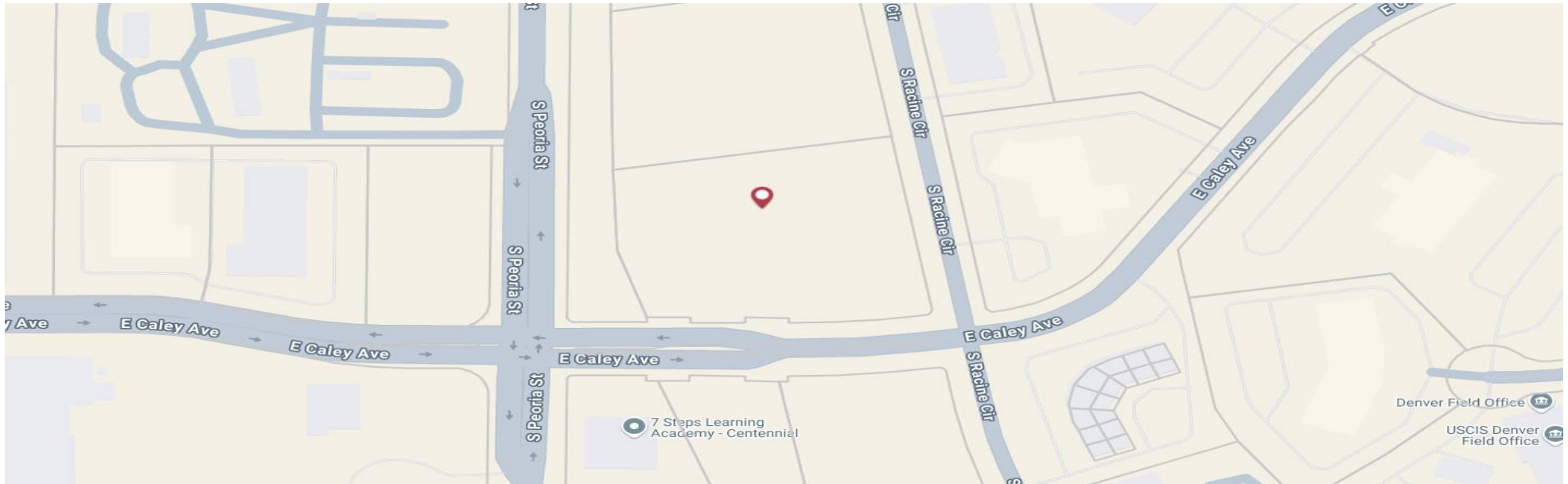
6435 S. Racine Circle

Centennial, CO 80111

Del Elmagbari

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PROPERTY DESCRIPTION

Premium development site located just off E. Arapahoe Rd., near Denver Tech Center (DTC), with easy access to I-25 and I-225. Zoned Business Park 100 (BP100), this versatile property is ideal for: Light Industrial, Warehouses, Multi-Unit Industrial Parks, Multi-Story Office, Hotels, Data Centers. Strategic location and flexible zoning, shovel ready.

OFFERING SUMMARY

Sale Price:	\$1,595,000
Lot Size:	2.98 Acres
2023 Taxes	\$17,848.00

PROPERTY HIGHLIGHTS

- Corner Lot
- Nearly 3 acres
- Established Business Park
- Easy Access

Demographics >>

	1 mile	3 miles
Population	4,578	59,395
Households	1,550	24,783
Median Age	41.60	38.40
Median HH Income	\$170,019	\$100,479
Daytime Employees	9,901	123,757