

PRICE: \$1,595,00

LOT SIZE: 129,630 SF 2.98 ACRES

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DEVELOPMENT OPPORTUNITY

6435 S. Racine Circle

Centennial, CO 80111

Del Elmagbari

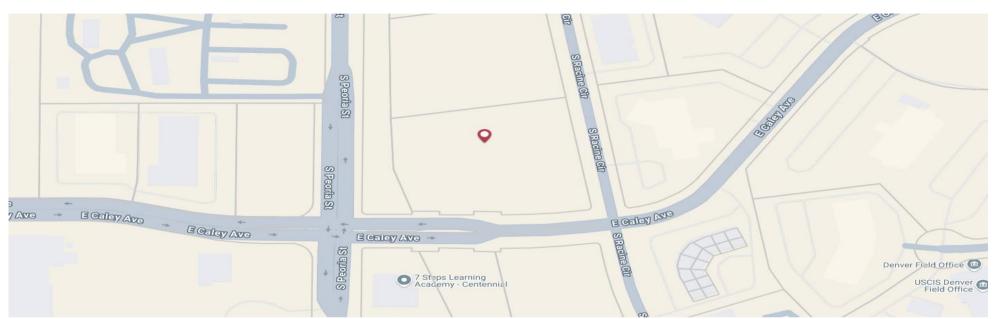
Principal del@sbcrea.com 303.356.9922



GET OF GENTENHAL, ANAPARUE COUNTT, STATE OF COLUMNOU

PROPERTYSUMMARY





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	Demographics >>		
		1 mile	3 miles
Corner Lot	Population	4,578	59,395
 Nearly 3 acres 	Households	1,550	24,783
	Median Age	41.60	38.40
 Established Buisness Park 	Median HH Income	\$170,019	\$100,479
• Easy Access	Daytime Employees	9,901	123,757