



PRICE REDUCED!

FOR SALE

.21 AC Corner Lot On High Traffic Intersection

3098 S Federal Boulevard | Denver, CO 80236



SELLER WILL JV OR ALLOW LONG ENTITLEMENT PERIOD

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OFFERING SUMMARY

\$500,000

Sale Price:	\$750,000
Lot Size:	0.21 Acres
APN #:	05321-14-024-000
Zoning:	S-MX-3
City/County:	Denver/Denver
Water/Sewer:	Public - On Site
Utilities:	On Site
Taxes 2023:	\$1,285.92 (Vacant Land)

PROPERTY OVERVIEW

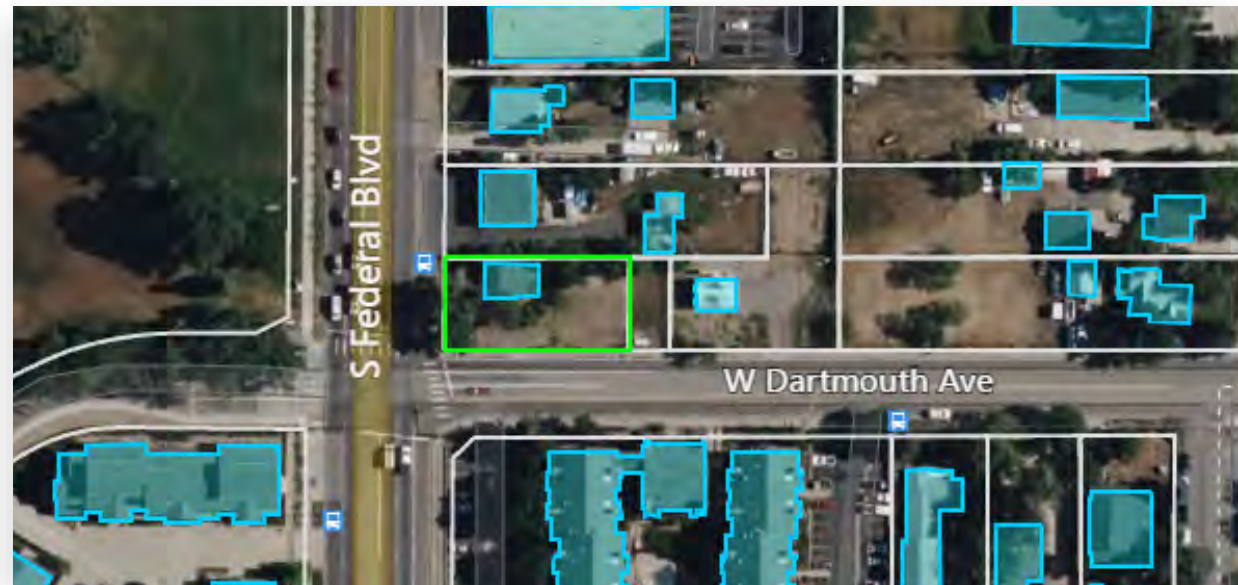
A prime opportunity awaits within Southern Denver—a .21-acre parcel of land for sale within the Mixed Use zone district. This vibrant area is designed to cultivate pedestrian-friendly environments, fostering diverse and lively spaces that encourage seamless walking, shopping, and community gatherings. Surrounded by burgeoning developments, this parcel enjoys prime positioning amidst a bustling landscape. Its solid demographics and convenient access make it a coveted opportunity for investors and developers alike. With nearby accessibility to major routes and nestled within a vibrant community, this plot serves as a blank canvas for those seeking to integrate into a thriving and well-connected neighborhood. Whether planning commercial ventures or residential endeavors, this lot stands as a practical and promising entry point into a dynamic locale.

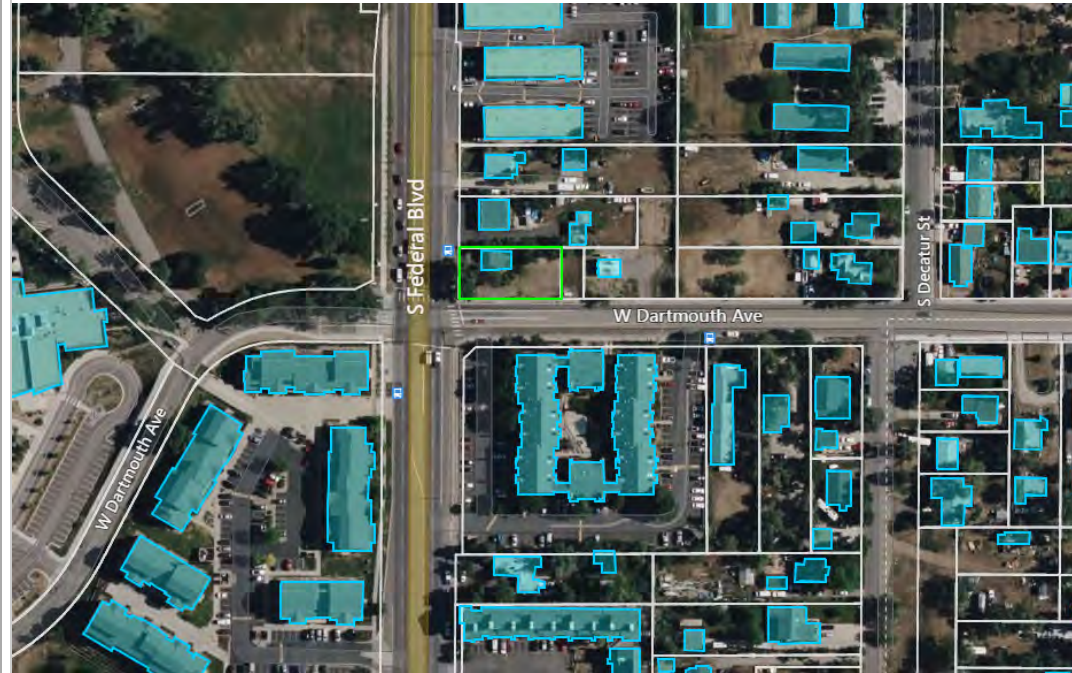
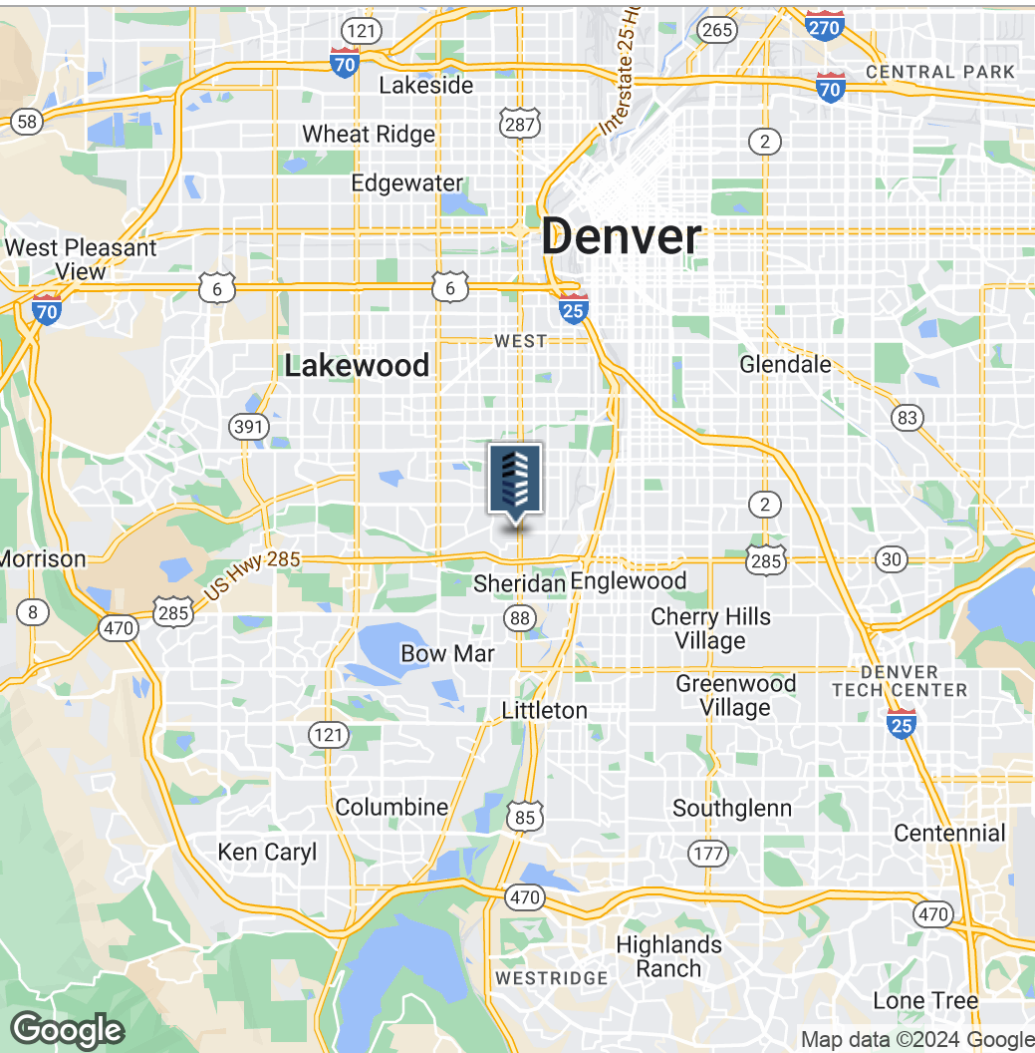
PROPERTY HIGHLIGHTS

- Corner Lot
- High Traffic Intersection
- Close Proximity to Major Thorofare's (US-285, Santa Fe, Federal Blvd.)
- Surrounded by current Development, strong Demographics and predicted Growth

	0.25 MILES	0.5 MILES	1 MILE
Total households	650	2,225	6,878
Total persons per hh	3.0	3.0	2.8
Average hh income	\$56,989	\$56,357	\$61,465
Average house value	\$144,921	\$184,954	\$229,494

	0.25 MILES	0.5 MILES	1 MILE
Total population	1,966	6,571	19,320
Median age	33.6	35.3	37.1
Median age (male)	32.0	35.2	37.2
Median age (female)	29.5	31.1	34.2





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