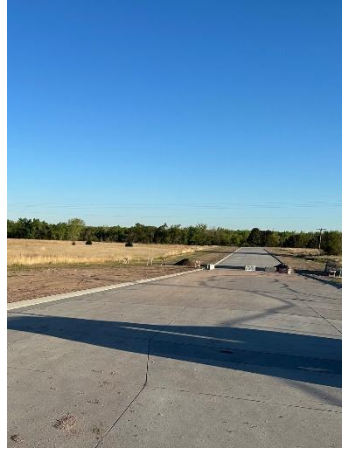




Benson Ag Land Realty
Presents
I-76/US 385 Property Lots



\$1,313,000



Robert Jenkins Commerce Center

Offering 3 commercial lots just off I-76 at the Julesburg interchange near the new Cobblestone hotel, and adjacent to the south bank of the South Platte River. Lot 1 at the north end of Robert Jenkins Street has 3.53 acres ready for development. Lot 2 has 7.46 acres and sits north of the Platte Valley Inn. Both lots 1 and 2 have frontage on US Highway 385. Lot 4 has 13.64 acres and sits on the west side of Robert Jenkins Street, across from the Colorado Welcome Center. River views on Lot 1 and Lot 4.

Lot 1	\$1.50 per square foot	\$230,650
Lot 2	\$1.50 per square foot	\$487,436
Lot 4	\$1.00 per square foot	\$594,158

FOR PERSONAL SHOWING CALL
 Mike Benson

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 Office: (970) 474-2000 Mike's cell: (970) 520-1778

web: www.benson-realty.com; e-mail: mbenson@kci.net Also available on Realtor.com, Coloproperty.com, [Trulia](http://Trulia.com) & [Zillow](http://Zillow.com)

NOTICE TO PROSPECTIVE REAL ESTATE PURCHASER: Information contained herein is from sources we believe are reliable, but such information is not guaranteed or warranted. Benson Ag Land Realty LLC and Seller assume no responsibility for omissions, correction, withdrawals, or prior sales. The attached map, if any, is not intended as a survey and is for general location purposes only. Benson Ag Land Realty LLC is, or will be acting as Transaction Broker in any transaction, and will not be the agent of the Buyer.

IRES MLS # 1010226 also shown on Coloproperty.com, Realtor.com, and other real estate sites

Robert Jenkins Commerce Center, Julesburg CO

3 lots of commercial property near the new Cobblestone Hotel



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