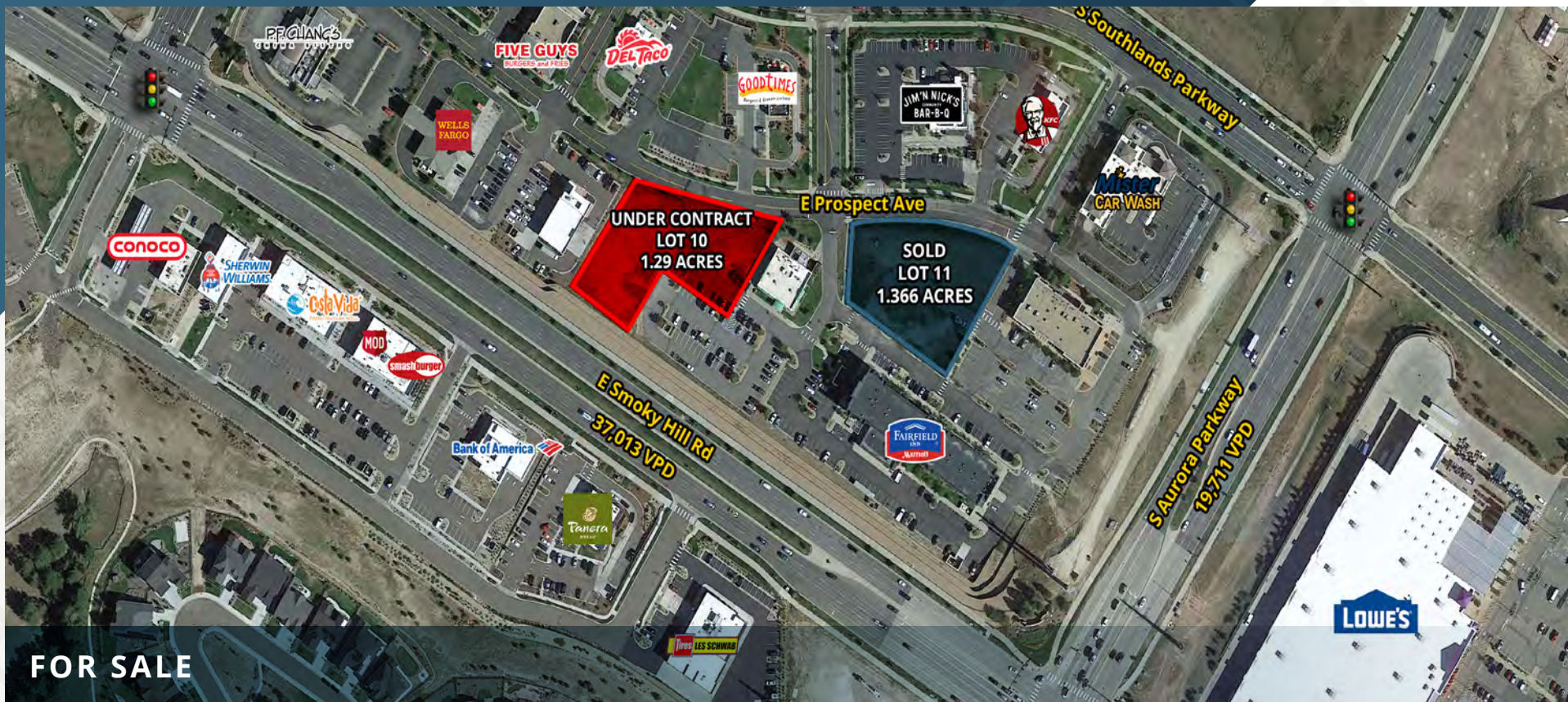


# Land at Southlands

24092 & 24222 E Prospect Ave | Aurora, CO 80016



**FOR SALE**

## AVAILABLE

### UNDER CONTRACT

Lot 10 - 1.29 Acres  
\$1,011,456 - (\$18/SF)

### SOLD

Lot 11 - 1.366 Acres  
\$1,066,338 - (\$18/SF)

## CITY/COUNTY

Aurora/Arapahoe

## ZONING

Aurora MU-R



## ABOUT THE PROPERTY

- Final land purchase opportunities in Southlands Mall, and among the last in the trade area.
- All regional infrastructure is accounted for and lots have access drives, curb and landscaping on Prospect, and parking (Lot 10) already in place.

## TRAFFIC COUNTS

E Smoky Hill Rd  
S Aurora Parkway

Year: 2024 | Source: Esri

37,013 VPD  
19,711 VPD

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	14,021	81,241	152,532
Daytime Population	12,706	54,782	102,363
Avg. Household Income	\$197,084	\$193,569	\$181,481
Estimated Households	4,794	26,525	50,477

Year: 2024 | Source: Esri

## CONTACT

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# Land at Southlands

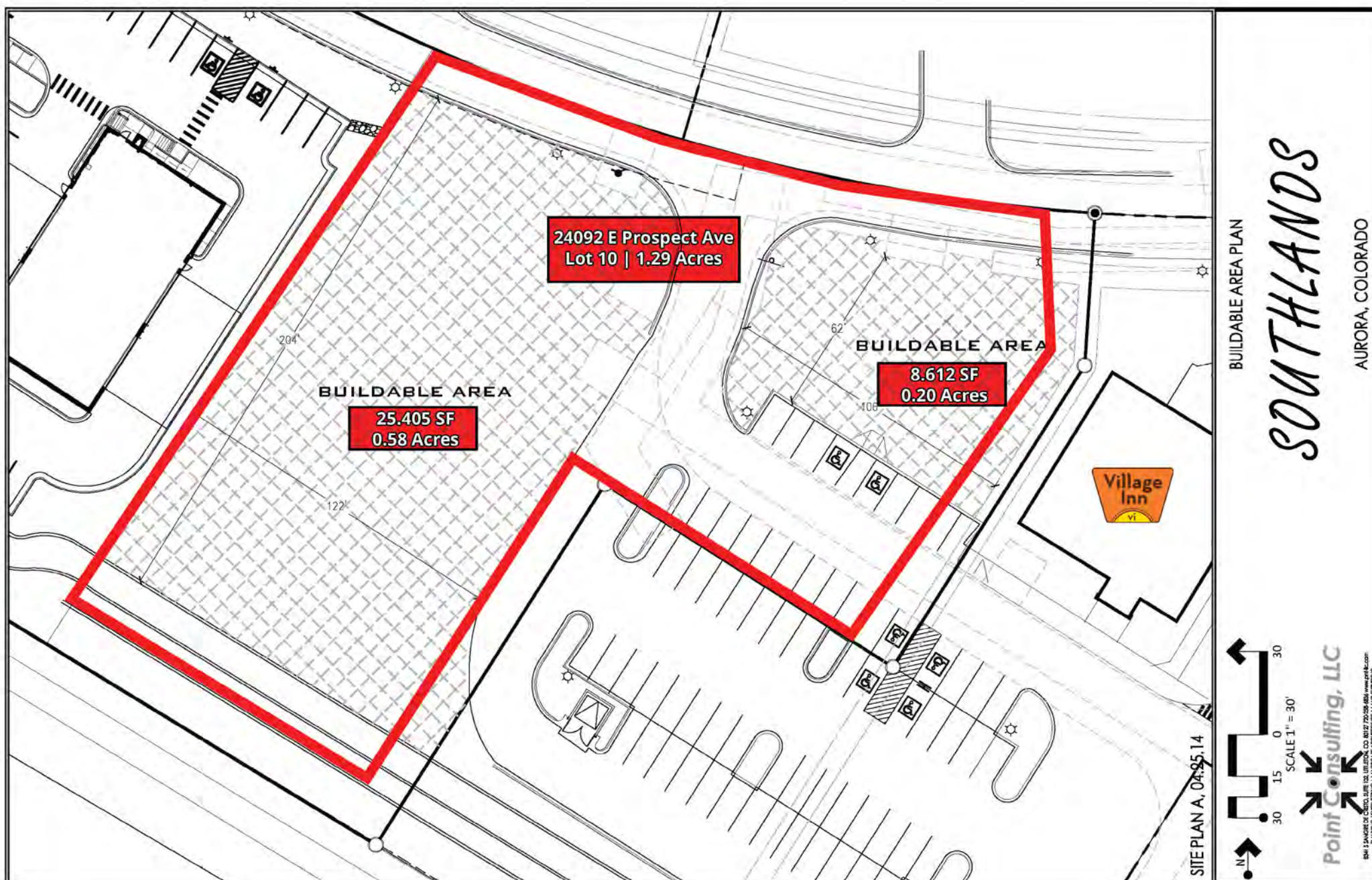
24092 & 24222 E Prospect Ave | Aurora, CO 80016



**24092 & 24222 E Prospect Ave | Aurora, CO 80016**

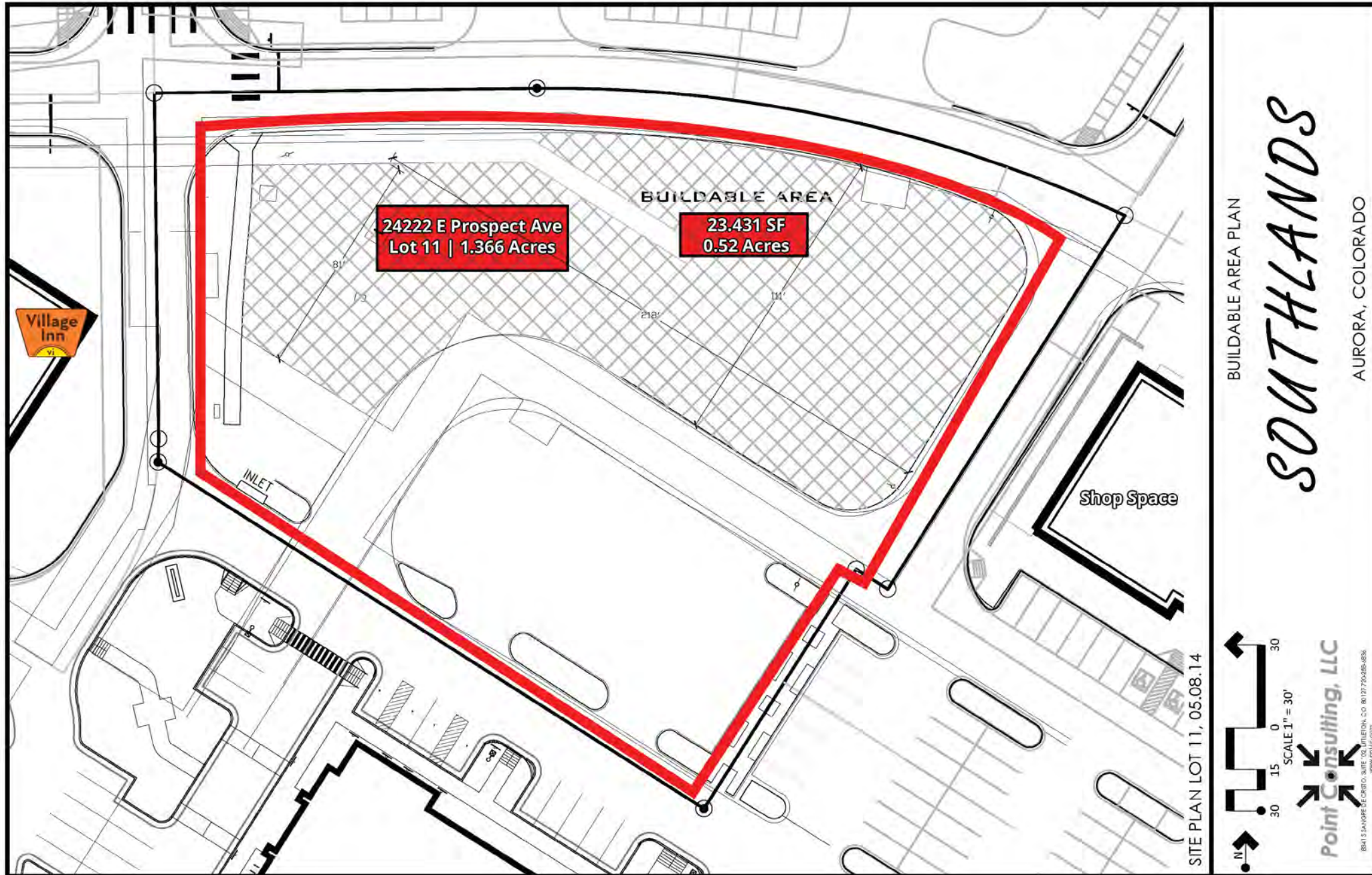


AURORA, COLORADO



# Land at Southlands

24092 & 24222 E Prospect Ave | Aurora, CO 80016



DEMOGRAPHIC HIGHLIGHTS

1 MILE

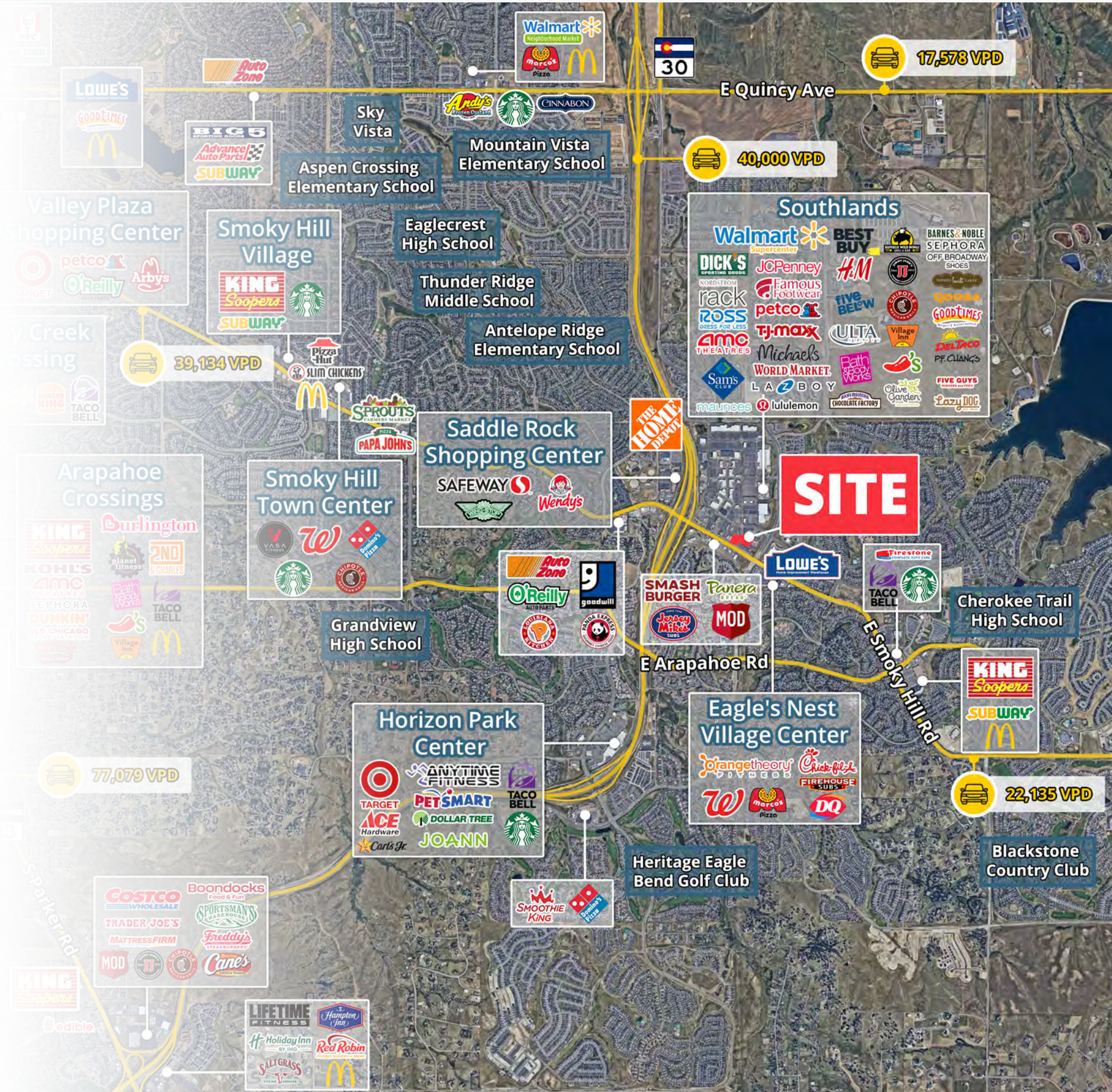
14,021 Population	12,706 Total Daytime Population	\$197,084 Average Household Income	4,794 Total Households
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3 MILES

81,241 Population	54,782 Total Daytime Population	\$193,569 Average Household Income	26,525 Total Households
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5 MILES

152,532 Population	102,363 Total Daytime Population	\$181,481 Average Household Income	50,477 Total Households
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