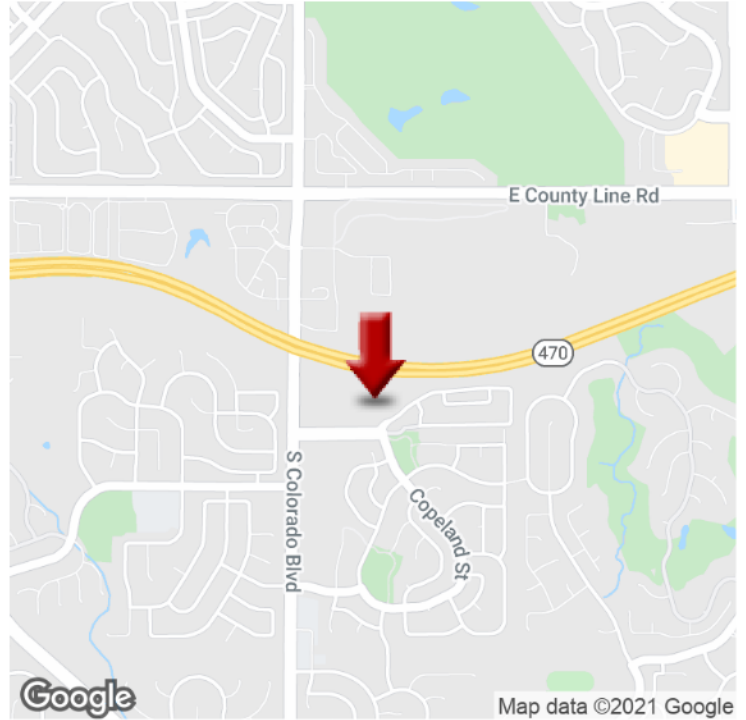


## LAND FOR SALE

# CREATIVE FINANCING AVAILABLE

0 Siskin Avenue, Highlands Ranch, CO 80126



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$490,000
<b>LOT SIZE:</b>	4.5 Acres
<b>ZONING:</b>	Condo
<b>PRICE / SF:</b>	\$2.50

### PROPERTY OVERVIEW

4.5 Acres of opportunity. Frontage on C-470. High traffic counts. Prime opportunity for being developed with multiple possible uses. Partnerships and creative financing are available. Priced substantially below recent land appraisal.

### PROPERTY HIGHLIGHTS

- Priced substantially below recent land appraisal
- High Traffic Visibility
- Partnership Possibilities
- Creative Financing Available

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charlietriplett@kw.com

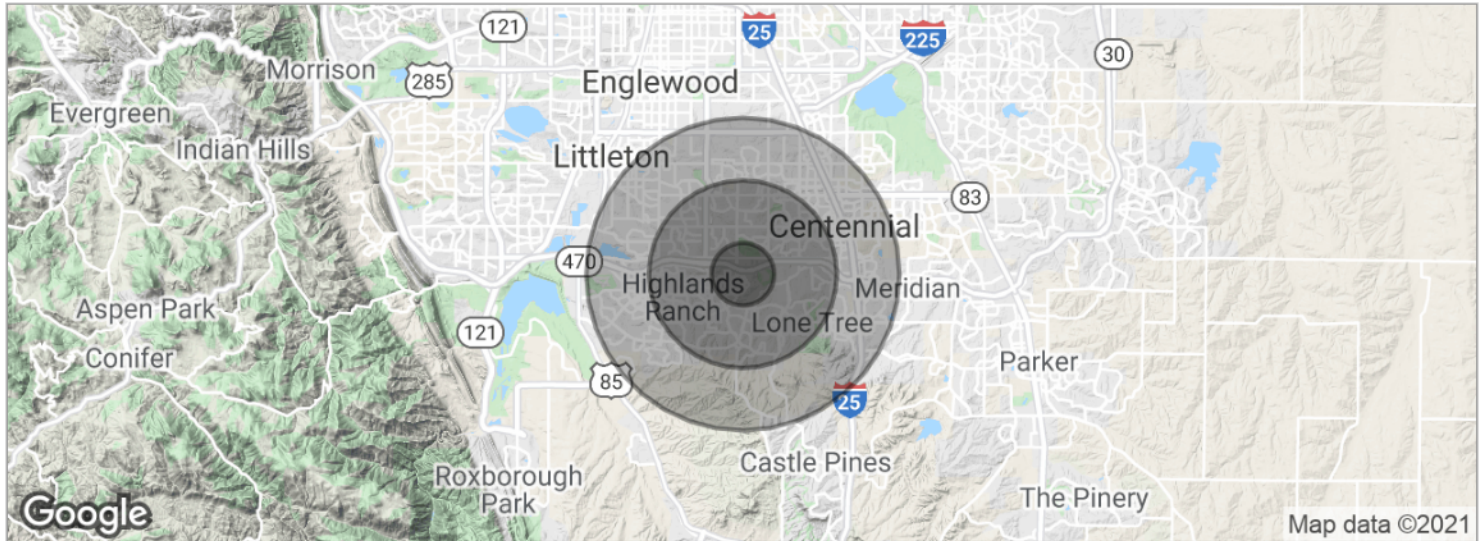
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## LAND FOR SALE

# DEVELOPMENT BUSINESS OPPORTUNITY

0 Siskin Avenue, Highlands Ranch, CO 80126



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	11,979	120,052	230,912
Median age	37.5	39.1	39.3
Median age (male)	36.8	38.2	38.5
Median age (Female)	38.2	39.7	39.9

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,737	45,368	88,138
# of persons per HH	2.5	2.6	2.6
Average HH income	\$104,805	\$110,322	\$114,021
Average house value	\$366,727	\$354,309	\$368,356

\* Demographic data derived from 2010 US Census

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