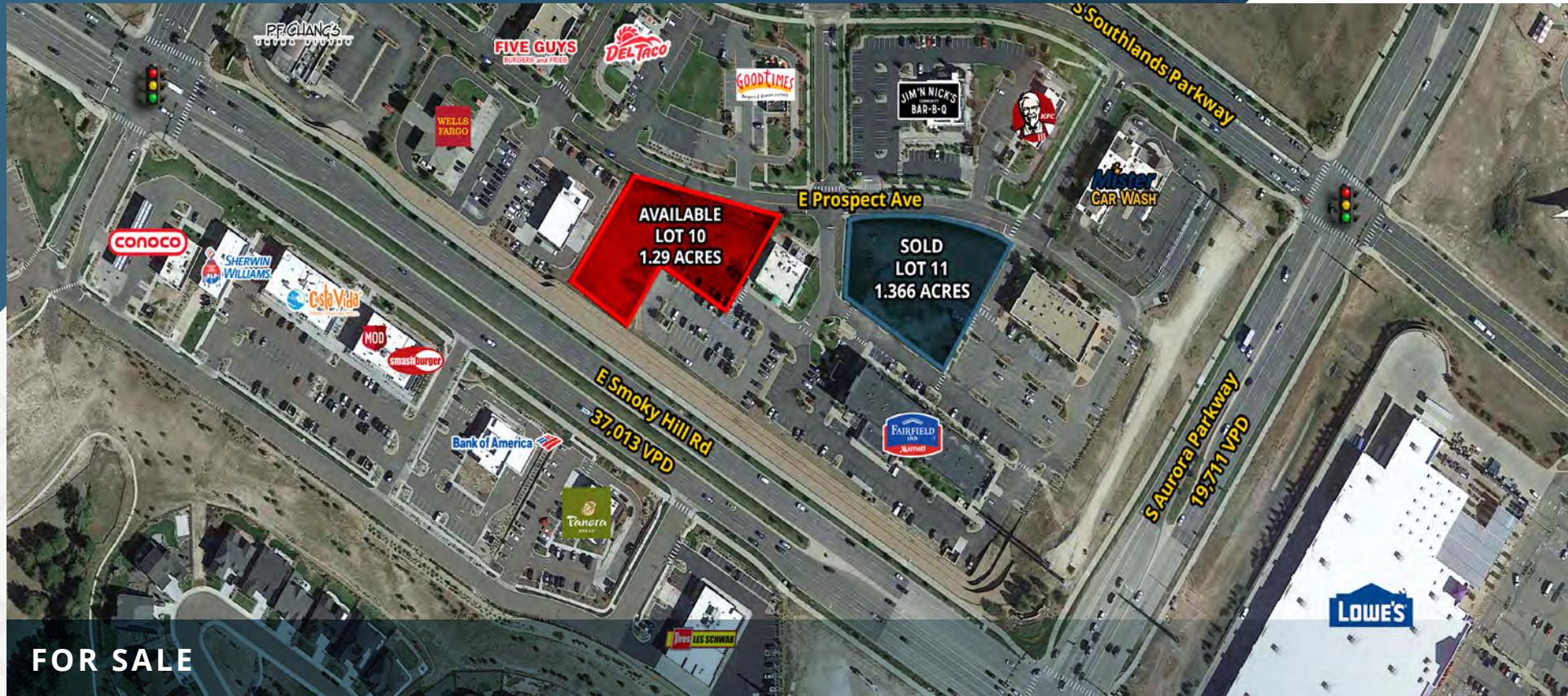


Land at Southlands

24092 & 24222 E Prospect Ave | Aurora, CO 80016



AVAILABLE

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

37,013 VPD

S Aurora Parkway

19,711 VPD

Year: 2024 | Source: Esri

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

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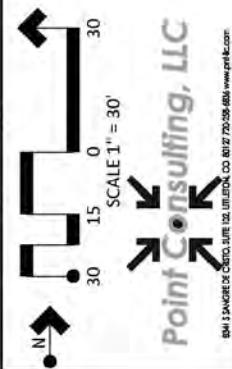


SOUTHLANDS

AURORA, COLORADO

BUILDABLE AREA PLAN

SITE PLAN A, 04/25/14



24092 E Prospect Ave
Lot 10 | 1.29 Acres

BUILDABLE AREA

25.405 SF
0.58 Acres

BUILDABLE AREA

8.612 SF
0.20 Acres



Point Consulting, LLC

BAI & SANGER ENGINEERING, INC. 800.277.7050 www.bai-sanger.com

PLANNING ENGINEERING LANDSCAPE ARCHITECTURE LAND SURVEYING

DEMOGRAPHIC HIGHLIGHTS

1 MILE

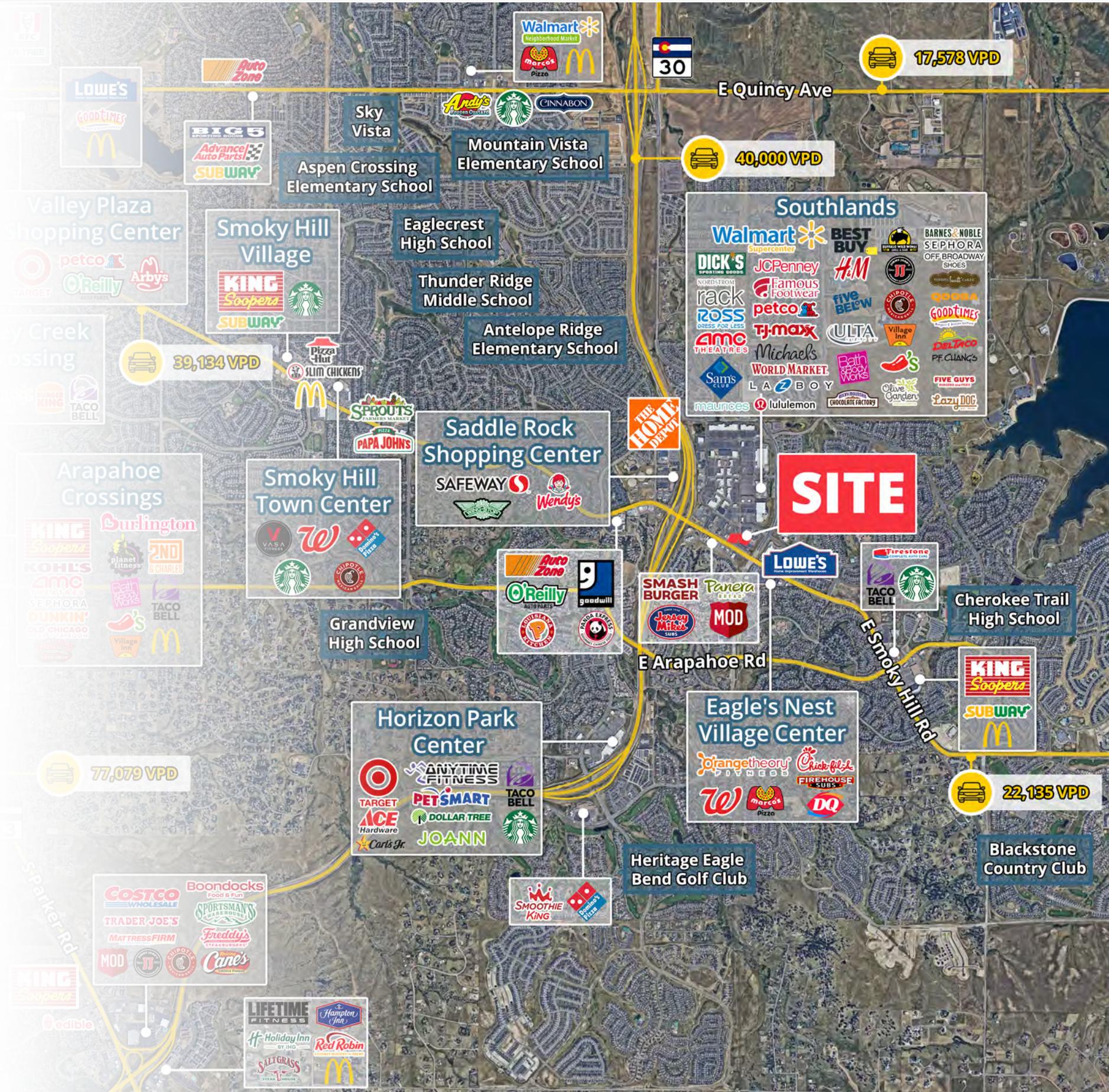
14,021	12,706	\$197,084
Population	Total Daytime Population	Average Household Income

3 MILES

81,241	54,782	\$193,569
Population	Total Daytime Population	Average Household Income

5 MILES

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





SRS

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