

Residential Development Opportunity

Residential Land
Services Team



11968 West Jewell Avenue
Lakewood, Colorado

Residential Development Opportunity

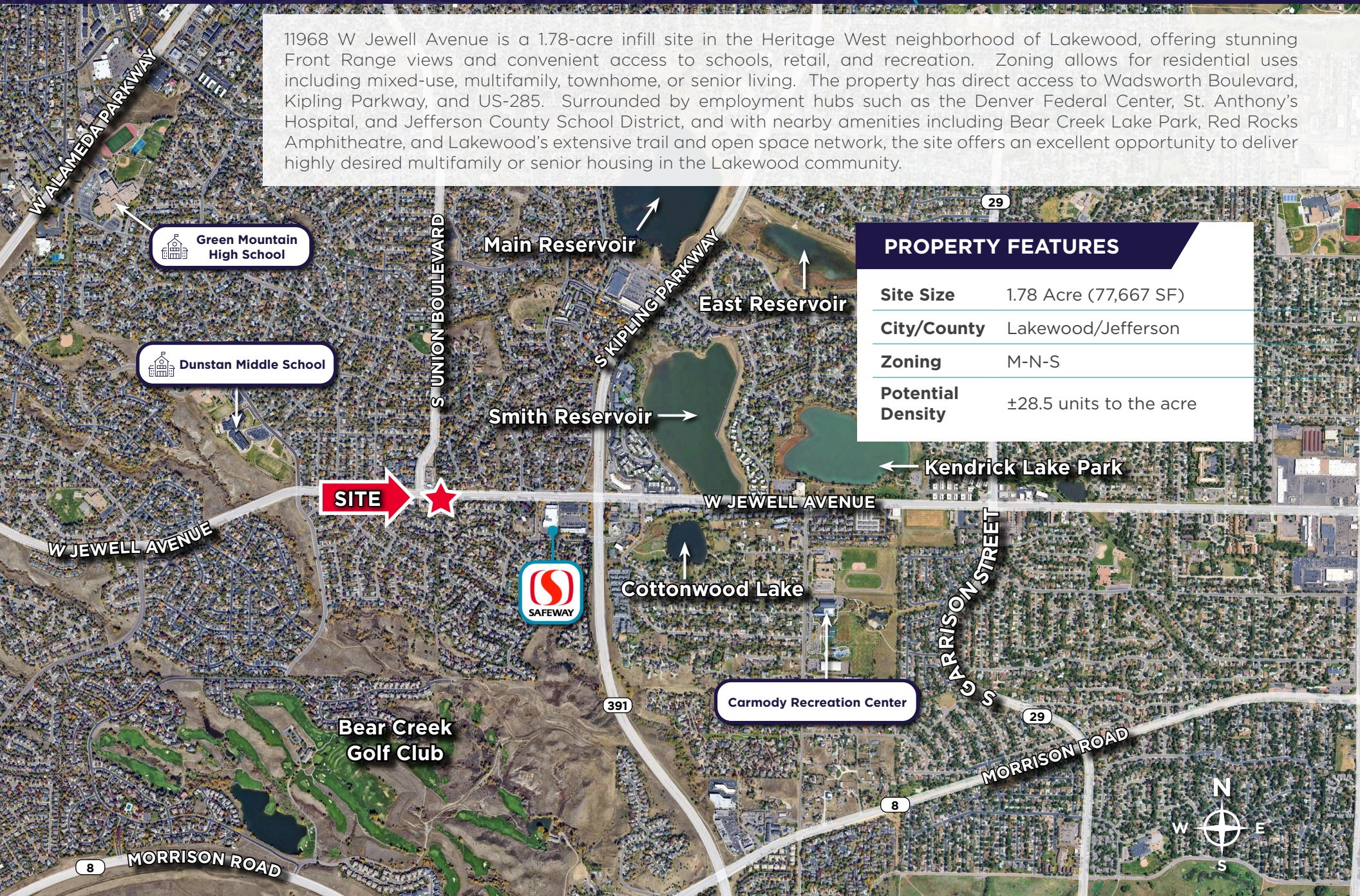
11968 W JEWELL AVENUE
Lakewood, Colorado



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11968 W Jewell Avenue is a 1.78-acre infill site in the Heritage West neighborhood of Lakewood, offering stunning Front Range views and convenient access to schools, retail, and recreation. Zoning allows for residential uses including mixed-use, multifamily, townhome, or senior living. The property has direct access to Wadsworth Boulevard, Kipling Parkway, and US-285. Surrounded by employment hubs such as the Denver Federal Center, St. Anthony's Hospital, and Jefferson County School District, and with nearby amenities including Bear Creek Lake Park, Red Rocks Amphitheatre, and Lakewood's extensive trail and open space network, the site offers an excellent opportunity to deliver highly desired multifamily or senior housing in the Lakewood community.



PROPERTY FEATURES

Site Size	1.78 Acre (77,667 SF)
City/County	Lakewood/Jefferson
Zoning	M-N-S
Potential Density	±28.5 units to the acre



 Red Rocks Park & Amphitheatre

 Dunstan Middle School

Drive Distance	
Denver Federal Center:	8 Minutes/3.6 Miles
National Renewal Energy Lab (NREL):	15 Minutes/8.5 Miles
Arvada Ridge Station:	17 Minutes/9 Miles
Downtown Denver:	20 Minutes/11 Miles
Denver Tech Center (DTC):	28 Minutes/15 Miles
Denver International Airport (DIA):	45 Minutes/35 Miles

SITE



Fact Sheet

JURISDICTION City of Lakewood, Jefferson County

WATER & SEWER City of Lakewood

LOCATION 11968 W Jewell Avenue
Lakewood, CO 80228

ELECTRICITY & GAS Excel Energy

PARCEL SIZE ±1.78 Acre (77,667 SF)

PUBLIC SCHOOLS Jefferson County Public Schools
(Jeffco R-1)

CURRENT ZONING M-N-S
(Mixed Use-Neighborhood-Suburban)

Elementary: Devinny
Middle: Dunstan
High: Green Mountain

The M-N-S district is intended to accommodate a mix of lower-intensity neighborhood-scale commercial and residential uses. The Suburban context reflects a more auto-oriented environment, and allows for a limited amount of parking to be provided between adjacent public streets and the development

PRICE \$1,200,000

MILL LEVY 90.652

At A Glance

	1-MILE	3-MILE	5-MILE
2024 POPULATION	11,088	86,049	242,398
AVG HH INCOME	\$121,049	\$112,666	\$104,981

Source: CoStar



108,602
Employee Population
(5-Mile Radius)



\$657,779
Average Home Price





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