

Points of Interest:

-  **1** Dutch Bros Coffee
  **2** Brakes Plus
  **3** Tommy's Car Wash

Only Two Lots Remaining

NEC E. Woodmen Rd. & Marksheffel Rd.

Property Overview:

Lot Sizes & Sales Prices:

Lot 1: 3.13 Acres
(\$2,500,000)

Lot 2: 1.28 Acres
(\$1,050,000)

- Only two remaining lots on the northeast corner of E. Woodmen Rd. and N. Marksheffel Rd.
- Surrounded by multiple new communities, including Banning Lewis Ranch, a master-planned home development with parks, trails, a community recreation center and the Banning Lewis Ranch Academy, a public charter school specifically
- Approved development plan and construction drawings for a 3-story 118,900 SF self-mini storage facility on Lot 1

Contact

Heather Taylor, CCIM
Principal
720.217.1315
heather@impactcommercial.co

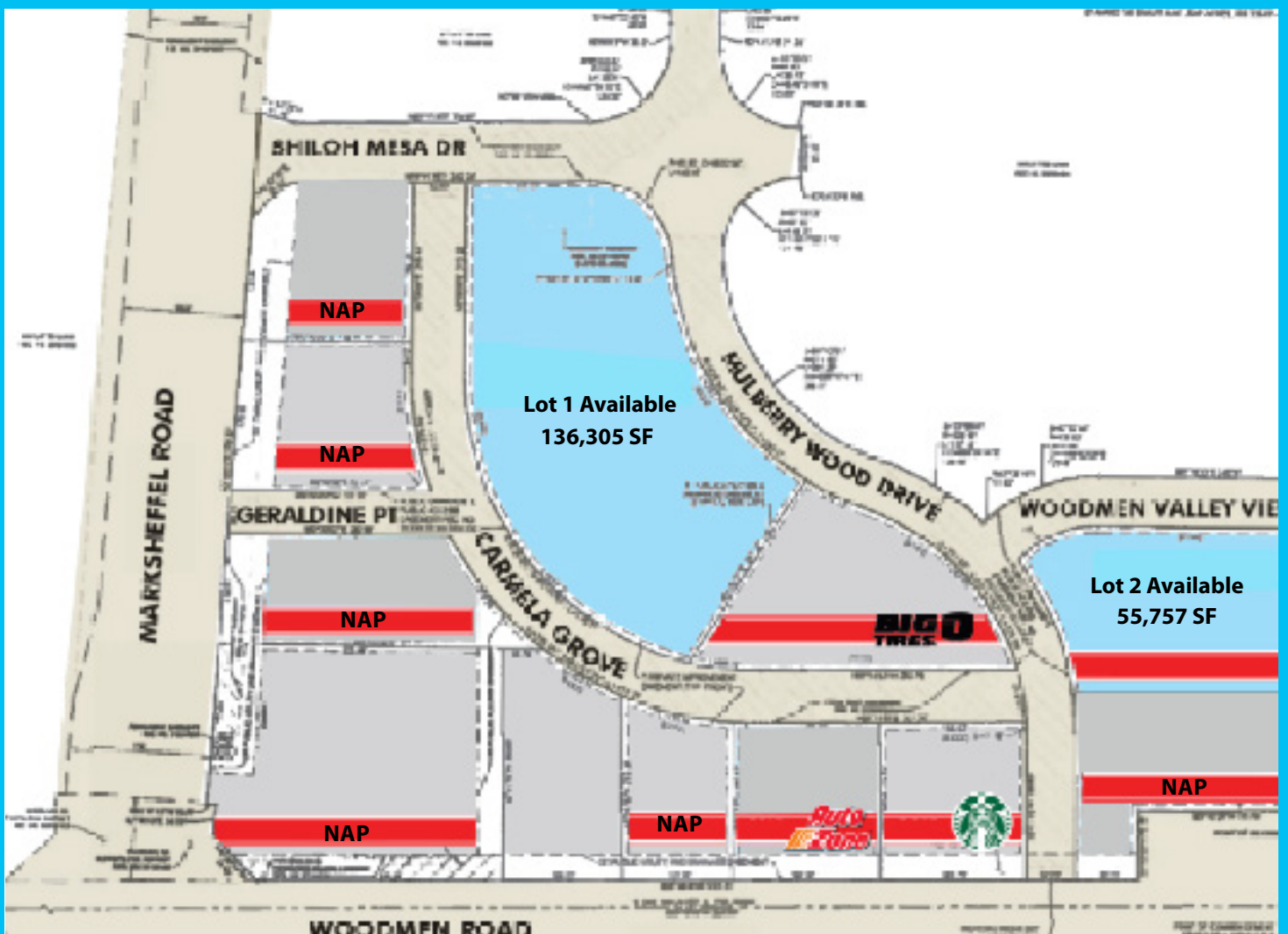
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Impact Comercial Real Estate
7000 S Yosemite St., Suite 290
Centennial, CO 80112
720.608.4201
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Available Pad Sites

Lot	Acres	Price/SF
Lot 1	3.13	\$2,500,000
Lot 2	1.28	\$1,050,000



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Nearby Residential Developments Completed/In Progress



DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2020 Population	6,256	52,740	152,930
2024 Population	8,322	58,066	161,118
2029 Population Projection	9,064	61,511	169,424
Annual Growth 2020-2024	8.3%	2.5%	1.3%
Annual Growth 2024-2029	1.8%	1.2%	1.0%
Households	1 mile	3 miles	5 miles
2020 Population	2,034	17,776	53,786
2024 Population	2,701	19,546	56,601
2029 Population Projection	2,945	20,734	59,600
Annual Growth 2020-2024	11.2%	4.6%	3.1%
Annual Growth 2024-2029	1.8%	1.2%	1.1%

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