

**FOR SALE
SUBJECT TO OFFER**



10925 E 120TH AVE

Henderson, CO 80640

PROPERTY HIGHLIGHTS

- Utilities in place on site
- Ample Power available
- Easy Access



LOT SIZE

39.9 ACRES



TAXES

**\$23,572.00
USD**



ZONING

A-3



POWER

AMPLE

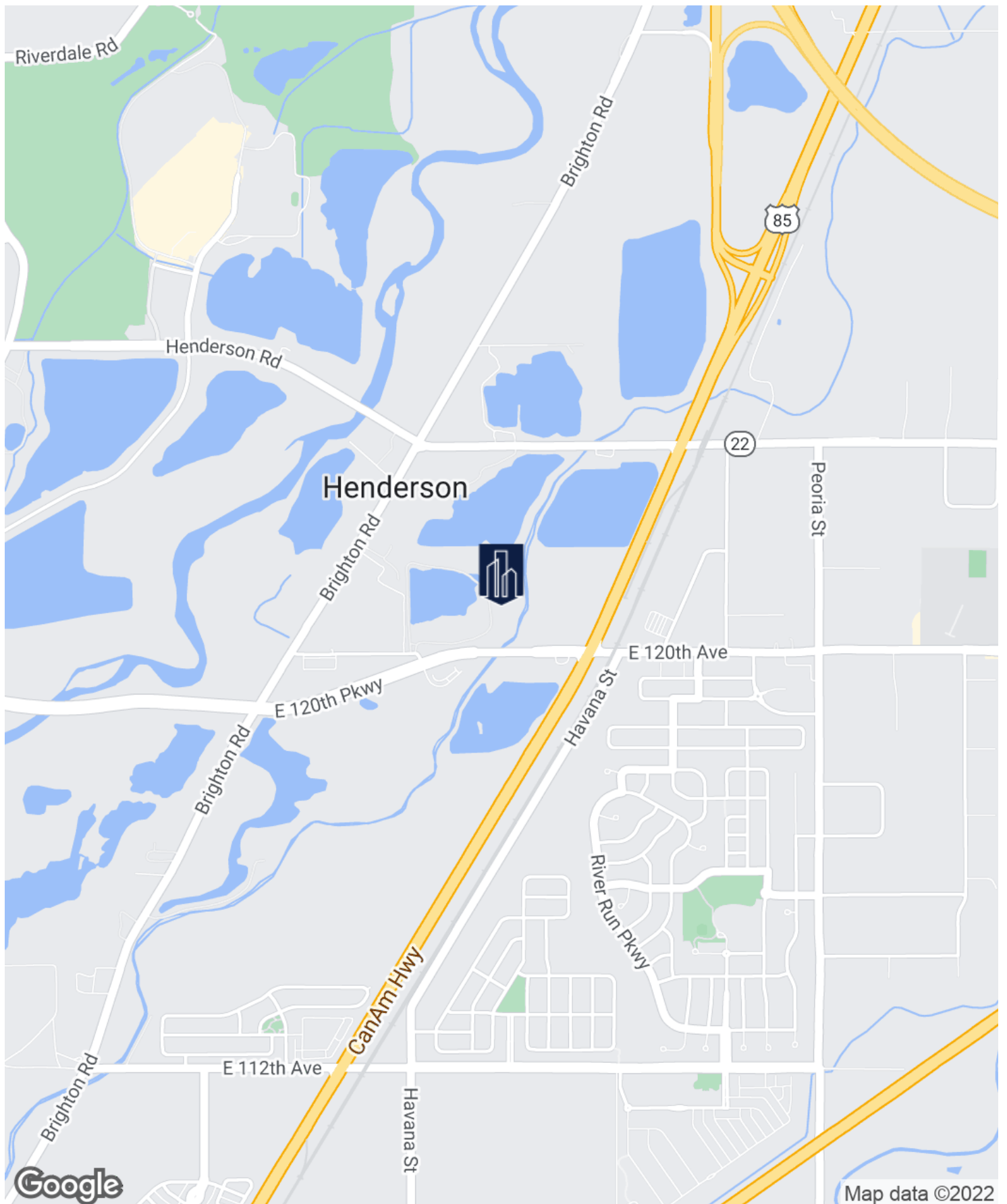
PROPERTY DESCRIPTION

This 39.90 AC Lot available for sale is located just North-west of the 120th / Hwy 85 intersection. With liberal A-3 Adams County zoning, uses for buyers are broad and wide. There is easy access to the property from 120th. High value uses would embrace the A-3 zoning that allows an array end uses. With utilities on-site property is attractive to many buyers.

Madison Commercial Properties
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LOCATION MAP



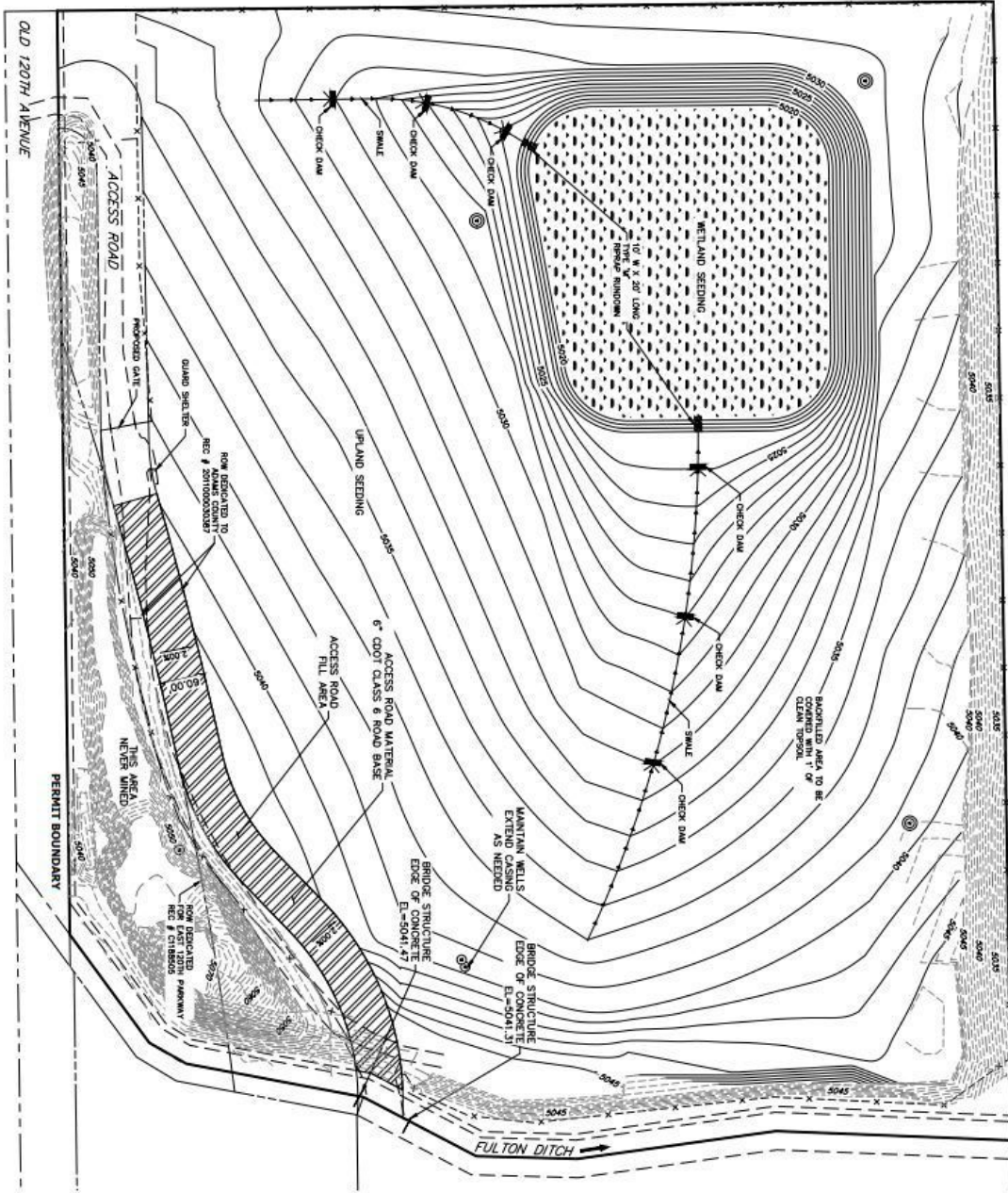
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SITE PLANS



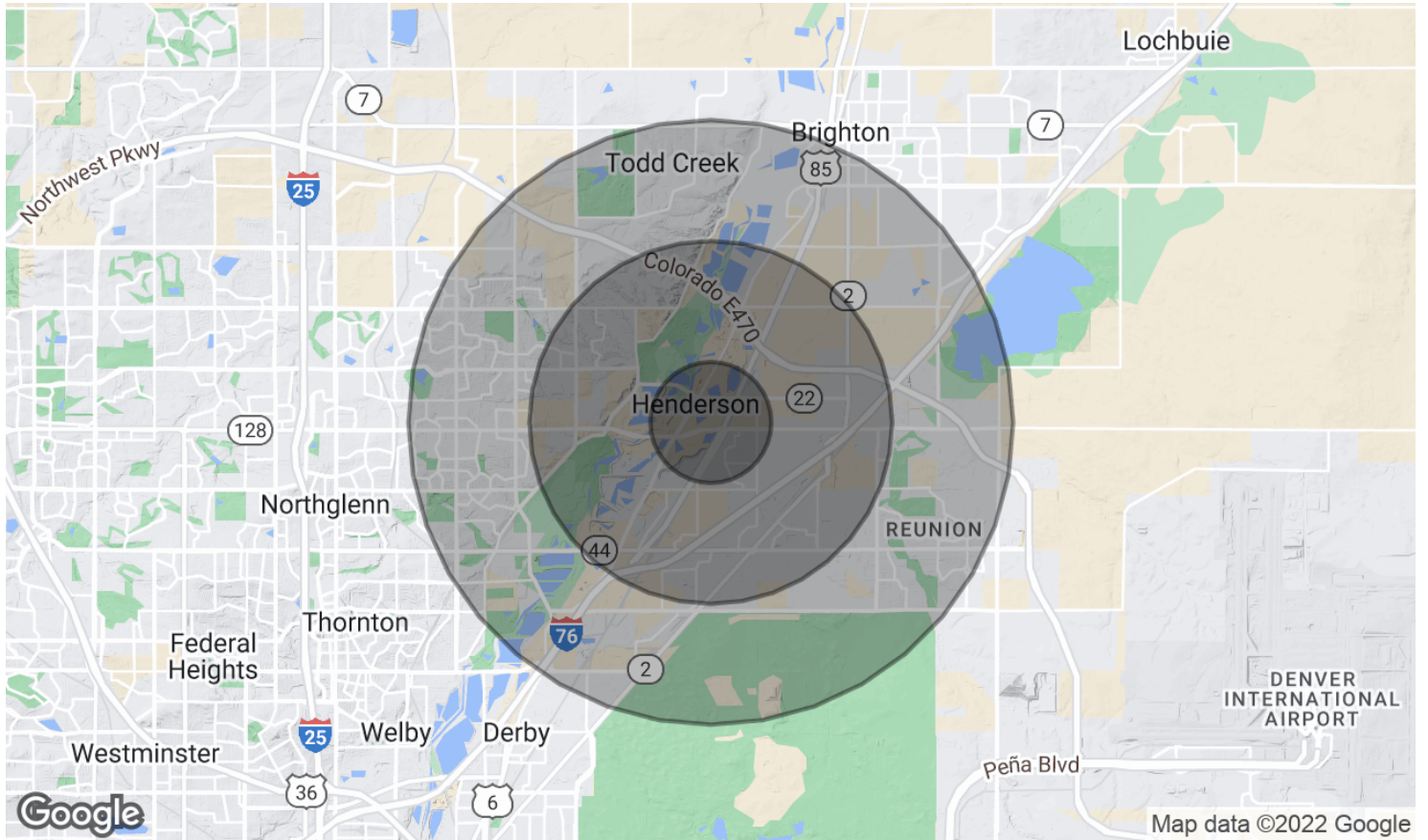
LEGEND	
	EXISTING GROUND WATER MONITORING WELL
	PROPOSED GROUND WATER MONITORING WELL
	EXISTING STRUCTURES
	EXISTING FENCING
	EXISTING GRAVEL ENTRANCE/DIRT ROAD
	PERMIT BOUNDARY
	PROPOSED FENCING
	SMALLE
	CHECK DAM
	ACCESS ROAD FILL AREA

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,376	28,306	119,604
Average Age	36.0	35.7	35.5
Average Age (Male)	36.2	34.9	34.6
Average Age (Female)	35.7	36.4	36.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,488	9,048	38,572
# of Persons per HH	2.9	3.1	3.1
Average HH Income	\$98,799	\$114,216	\$107,806
Average House Value	\$520,610	\$483,716	\$410,437

* Demographic data derived from 2020 ACS - US Census

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