

6365

W COAL MINE AVE

LITTLETON, CO 80123

SALE PRICE

\$2,500,000 (\$15.24 PSF)



LARGE DEVELOPABLE LOT

- 3.858 ACRE SITE

SITE

MARC S. LIPPITT

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UNIQUE
PROPERTIES

TCN
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Unique Properties, Inc

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PROPERTY HIGHLIGHTS

| | |
|------------------------|-------------------------------|
| Price: | \$2,500,000 |
| Lot Size: | 168,054 SF (3.858 Acres) |
| Price/PSF: | \$15.24 PSF |
| Price/Acre: | \$648,004 / Acres |
| APN: | 59-243-08-058 & 59-243-09-001 |
| Building Size (House): | 3,448 SF |
| Year Built | 1968 |
| Year Remodeled: | 2018 |
| Zoning: | A-1 (Jefferson County) |
| County: | Jefferson |
| Property Taxes: | \$9,403.57 (2025) |

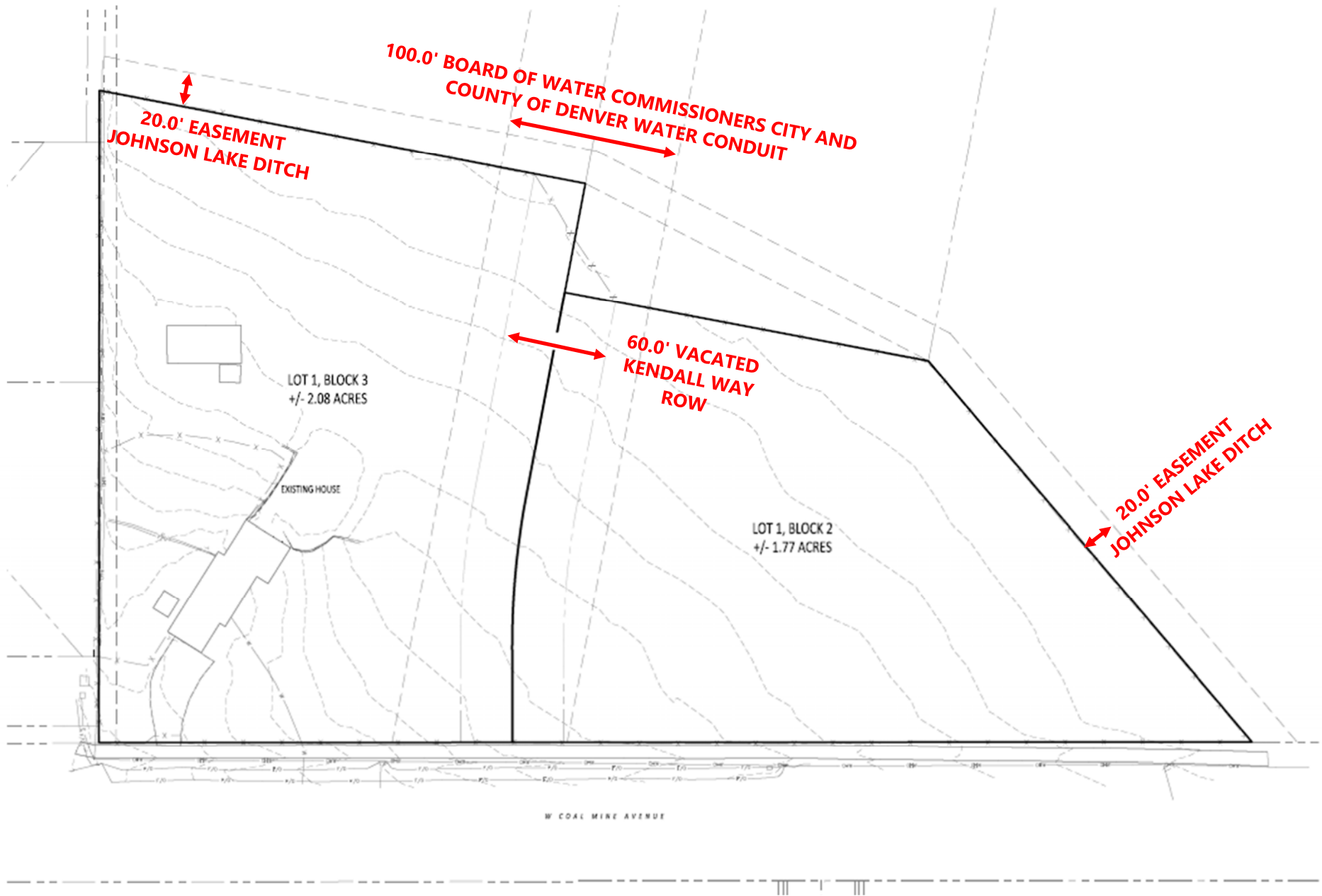
PROPERTY DESCRIPTION

6365 W. Coal Mine Avenue is located in Littleton, Colorado. The property is 2 parcels and it is just under 4 acres of developable land. Situated on the property is a single family residence that has 3,448 SF of finished space and an 880 SF barn. The house is ideal for developers seeking income while they go through entitlements. The property could potentially support upward of 15 single family residences. The median home value within a 1 mile radius of the property is almost \$600,000.

- Large developable lot | Almost 4 Acres of land
- Close proximity to a plethora of dining and shopping options
- Surrounded by a plethora parks.
- Award winning Jefferson County Schools
- Strong demographics | \$144k AHHI (1 Mile)
- Unincorporated Jefferson County | Low Sales Tax
- Johnson Ditch Rights (Irrigation Only)



PROPERTY SITE PLAN





WADSWORTH BLVD

W. BOWLES AVENUE

ROBERT F
CLEMENT PARK

LEAWOOD
ELEMENTARY SCHOOL

COLUMBINE
HIGH SCHOOL

WILDER
ELEMENTARY SCHOOL

COLUMBINE
COUNTRY CLUB

WOODMAR
SQUARE PARK

SITE

W. COAL MINE AVENUE

PIERCE STREET

NORMANDY
ELEMENTARY SCHOOL

COLUMBINE
WEST PARK

DUTCH CREEK
ELEMENTARY SCHOOL

KEN CARYL
MIDDLE SCHOOL

W. KEN CARYL AVENUE

S. PLATTE CANYON ROAD



AERIAL LOOKING WEST



AERIAL LOOKING EAST



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



AREA DEMOGRAPHICS

| Radius | 1 Mile | 2 Mile | 3 Mile |
|----------------------------------|------------------|------------------|------------------|
| Population: | | | |
| 2029 Projection | 11,139 | 41,112 | 88,610 |
| 2024 Estimate | 11,369 | 41,730 | 89,458 |
| 2010 Census | 12,132 | 43,908 | 92,564 |
| Growth 2024-2029 | -2.02% | -1.48% | -0.95% |
| Growth 2020-2024 | -6.29% | -4.96% | -3.36% |
| Median Age | 45.70 | 43.40 | 43.00 |
| Average Age | 44.00 | 42.60 | 42.50 |
| 2024 Population by Race: | | | |
| White | 9,567 | 34,565 | 73,269 |
| Black | 93 | 409 | 964 |
| Am. Indian & Alaskan | 62 | 231 | 558 |
| Asian | 286 | 1,317 | 2,748 |
| Hawaiian & Pacific Island | 2 | 5 | 17 |
| Other | 1,359 | 5,202 | 11,903 |
| Hispanic Origin | 1,188 | 4,837 | 11,256 |
| U.S. Armed Forces: | | | |
| Households: | 0 | 17 | 47 |
| 2029 Projection | 4,083 | 15,589 | 35,814 |
| 2024 Estimate | 4,174 | 15,841 | 36,159 |
| 2010 Census | 4,486 | 16,770 | 37,517 |
| Growth 2024-2029 | -2.18% | -1.59% | -0.95% |
| Growth 2020-2024 | -6.95% | -5.54% | -3.62% |
| Owner Occupied | 3,786 | 12,481 | 27,340 |
| Renter Occupied | 388 | 3,359 | 8,819 |
| 2024 Avg Household Income | \$144,617 | \$140,545 | \$129,554 |
| 2024 Med Household Income | \$120,950 | \$115,330 | \$105,712 |

| Radius | 1 Mile | 2 Mile | 3 Mile |
|--|--------|--------|--------|
| 2024 Households by Household Inc: | | | |
| <\$25,000 | 308 | 1,064 | 3,043 |
| \$25,000 - \$50,000 | 310 | 1,768 | 4,268 |
| \$50,000 - \$75,000 | 365 | 1,613 | 4,867 |
| \$75,000 - \$100,000 | 509 | 2,069 | 4,773 |
| \$100,000 - \$125,000 | 710 | 2,292 | 4,941 |
| \$125,000 - \$150,000 | 434 | 1,579 | 3,275 |
| \$150,000 - \$200,000 | 720 | 2,284 | 4,900 |
| \$200,000+ | 818 | 3,170 | 6,093 |
| 2024 Population by Education: | | | |
| Some High School, No Diploma | 236 | 934 | 2,062 |
| High School Grad (Incl Equivalency) | 1,252 | 4,541 | 10,204 |
| Some College, No Degree | 2,299 | 8,322 | 19,108 |
| Associate Degree | 429 | 1,639 | 3,780 |
| Bachelor Degree | 3,275 | 11,078 | 23,034 |
| Advanced Degree | 1,234 | 5,479 | 11,550 |
| 2024 Population by Occupation | | | |
| Real Estate & Finance | 442 | 2,217 | 4,888 |
| Professional & Management | 3,833 | 15,132 | 33,913 |
| Public Administration | 377 | 1,151 | 2,691 |
| Education & Health | 1,168 | 4,548 | 10,123 |
| Services | 820 | 2,860 | 5,947 |
| Information | 255 | 816 | 1,538 |
| Sales | 1,553 | 5,725 | 11,751 |
| Transportation | 85 | 369 | 1,100 |
| Retail | 754 | 2,484 | 5,134 |
| Wholesale | 293 | 842 | 1,539 |
| Manufacturing | 501 | 1,693 | 3,982 |
| Production | 401 | 1,668 | 3,606 |
| Construction | 474 | 1,589 | 3,490 |
| Utilities | 253 | 1,036 | 1,877 |
| Agriculture & Mining | 14 | 156 | 559 |
| Farming, Fishing, Forestry | 3 | 32 | 61 |
| Other Services | 363 | 1,486 | 2,774 |



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