

6365 | W COAL MINE AVE

LITTLETON, CO 80123

SALE PRICE

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



LARGE DEVELOPABLE LOT
- 3.858 ACRE SITE

SITE



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PROPERTIES

TCN
WILLIAMS

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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)



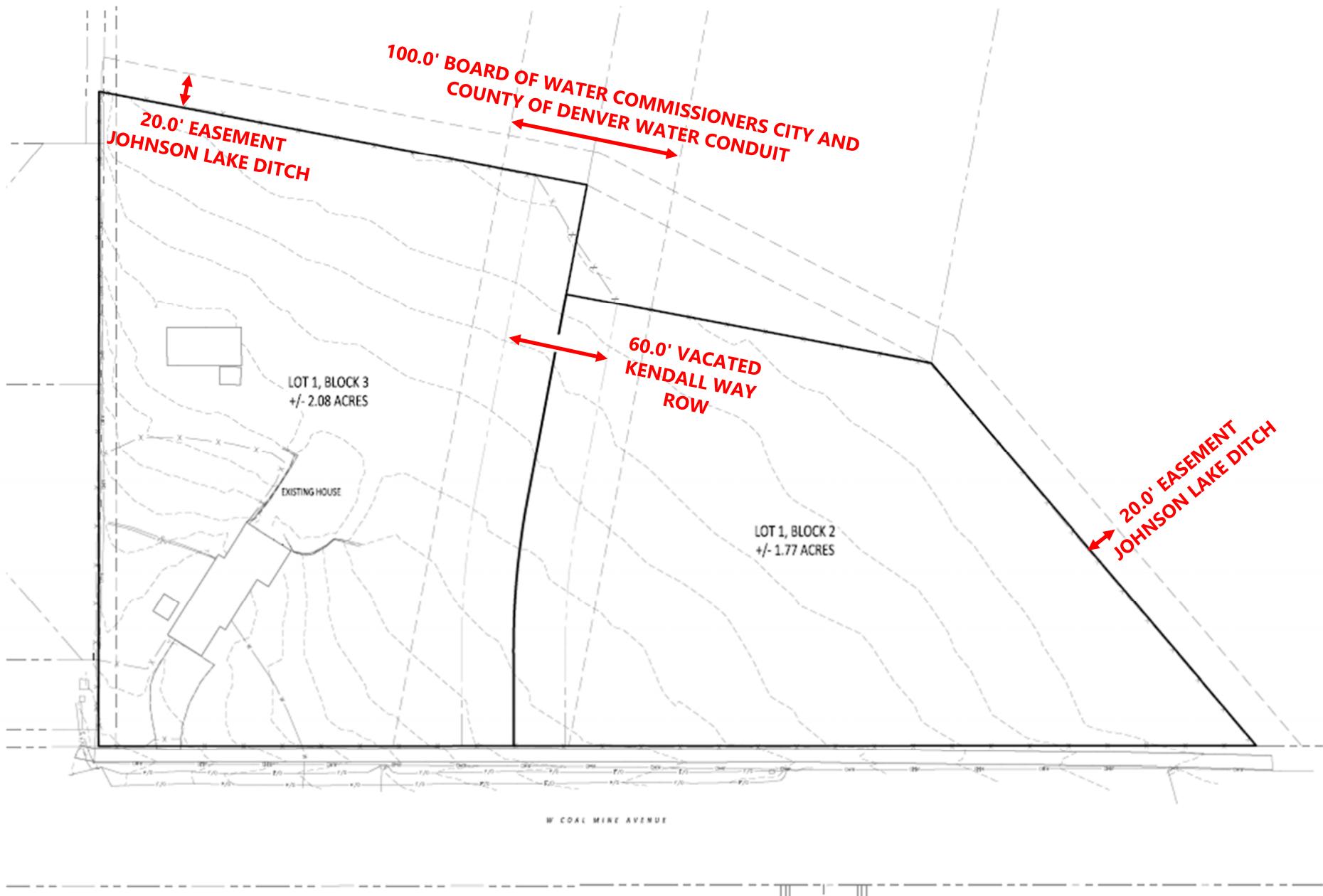
PROPERTY DESCRIPTION

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



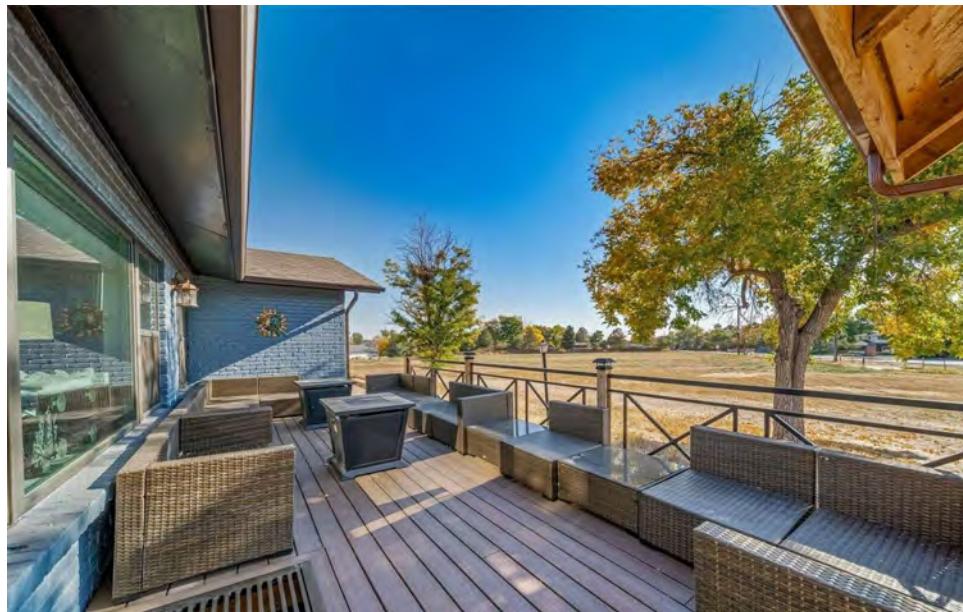
AERIAL LOOKING WEST



AERIAL LOOKING EAST



ADDITIONAL PHOTOS



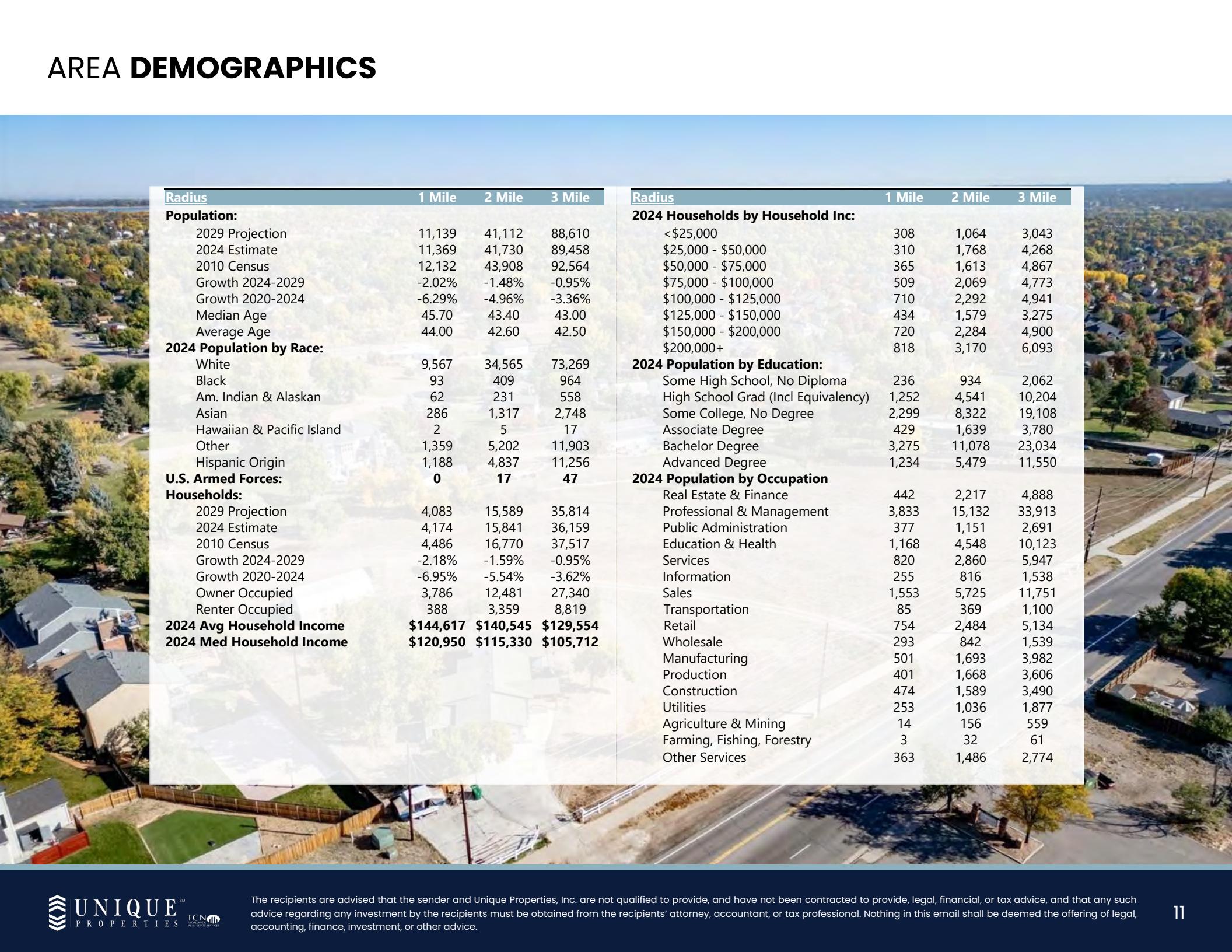
ADDITIONAL PHOTOS



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AREA DEMOGRAPHICS



Radius	1 Mile	2 Mile	3 Mile	Radius	1 Mile	2 Mile	3 Mile				
Population:											
2029 Projection											
2029 Projection	11,139	41,112	88,610	<\$25,000	308	1,064	3,043				
2024 Estimate	11,369	41,730	89,458	\$25,000 - \$50,000	310	1,768	4,268				
2010 Census	12,132	43,908	92,564	\$50,000 - \$75,000	365	1,613	4,867				
Growth 2024-2029	-2.02%	-1.48%	-0.95%	\$75,000 - \$100,000	509	2,069	4,773				
Growth 2020-2024	-6.29%	-4.96%	-3.36%	\$100,000 - \$125,000	710	2,292	4,941				
Median Age	45.70	43.40	43.00	\$125,000 - \$150,000	434	1,579	3,275				
Average Age	44.00	42.60	42.50	\$150,000 - \$200,000	720	2,284	4,900				
2024 Population by Race:											
White	9,567	34,565	73,269	\$200,000+	818	3,170	6,093				
Black	93	409	964	2024 Population by Education:							
Am. Indian & Alaskan	62	231	558	Some High School, No Diploma	236	934	2,062				
Asian	286	1,317	2,748	High School Grad (Incl Equivalency)	1,252	4,541	10,204				
Hawaiian & Pacific Island	2	5	17	Some College, No Degree	2,299	8,322	19,108				
Other	1,359	5,202	11,903	Associate Degree	429	1,639	3,780				
Hispanic Origin	1,188	4,837	11,256	Bachelor Degree	3,275	11,078	23,034				
U.S. Armed Forces:	0	17	47	Advanced Degree	1,234	5,479	11,550				
Households:											
2029 Projection	4,083	15,589	35,814	2024 Population by Occupation							
2024 Estimate	4,174	15,841	36,159	Real Estate & Finance	442	2,217	4,888				
2010 Census	4,486	16,770	37,517	Professional & Management	3,833	15,132	33,913				
Growth 2024-2029	-2.18%	-1.59%	-0.95%	Public Administration	377	1,151	2,691				
Growth 2020-2024	-6.95%	-5.54%	-3.62%	Education & Health	1,168	4,548	10,123				
Owner Occupied	3,786	12,481	27,340	Services	820	2,860	5,947				
Renter Occupied	388	3,359	8,819	Information	255	816	1,538				
2024 Avg Household Income	\$144,617	\$140,545	\$129,554	Sales	1,553	5,725	11,751				
2024 Med Household Income	\$120,950	\$115,330	\$105,712	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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WALGREEN
REAL ESTATE SERVICES

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