

15+ ACRES OF COMMERCIAL LAND

62430 US HIGHWAY 285, BAILEY, CO 80421

LAND FOR SALE



PROPERTY DESCRIPTION

This expansive land parcel along US Highway 285 presents a prime opportunity for discerning land investors. The property offers excellent highway frontage, creating immediate visibility and effortless ingress and egress for future development. The topography lends itself to multiple planning scenarios, while existing utility easements provide convenient access to necessary services. Natural elevations enhance drainage and add visual interest across the site. The property serves as a versatile canvas for long-term investment, providing a rare opportunity to secure raw land with enduring appeal and strategic positioning along a well-traveled corridor.

PROPERTY HIGHLIGHTS

- Strategic frontage on US Highway 285
- Generous acreage supports a variety of future land uses
- Utility easements present on site reduce infrastructure costs
- Unencumbered parcel allows for flexible design and entitlement
- Commercial Well with estimated yield of 8.63 gallons per minute
- Ideal for investors targeting long-term appreciation

OFFERING SUMMARY

Sale Price:	\$395,000
Lot Size:	15.54 Acres

DEMOGRAPHICS	0.5 MILES	1 MILE	2 MILES
Total Households	3	92	485
Total Population	10	213	1,116
Average HH Income	\$220,720	\$119,070	\$118,552

Jason Parker

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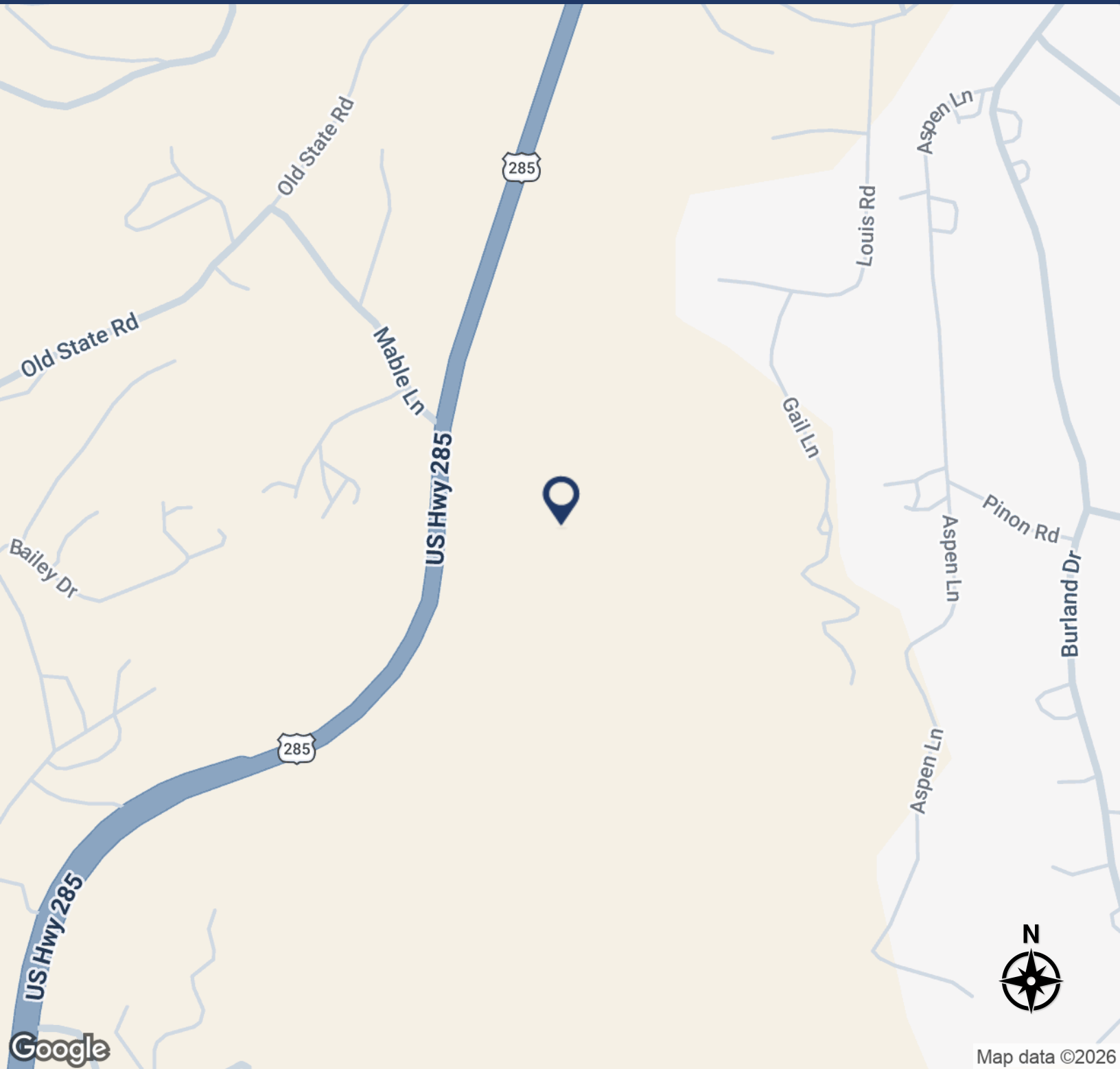
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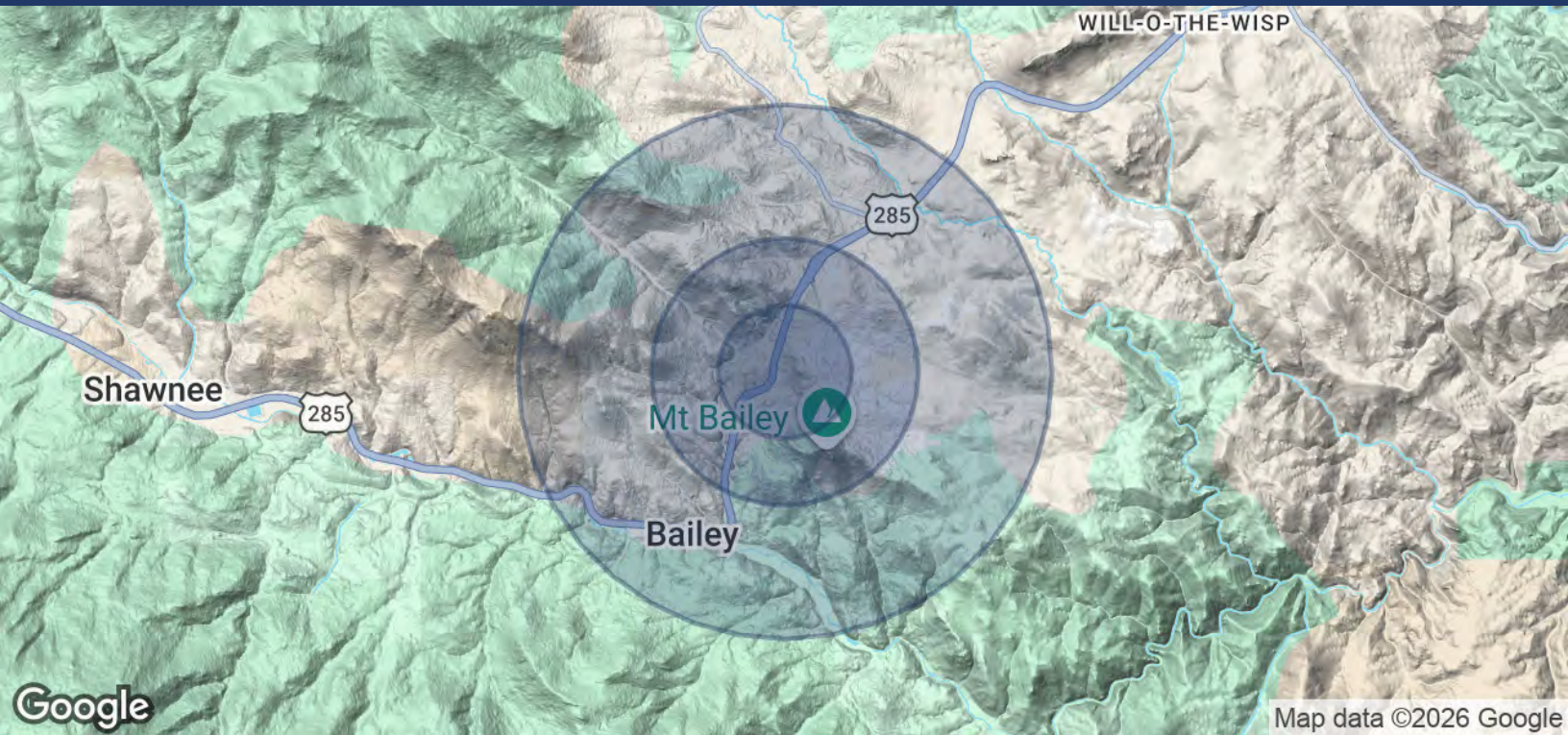
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POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	10	213	1,116
Average Age	59.6	49.9	49.3
Average Age (Male)	58.0	50.2	49.7
Average Age (Female)	60.2	49.4	48.9
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	3	92	485
# of Persons per HH	3.3	2.3	2.3
Average HH Income	\$220,720	\$119,070	\$118,552
Average House Value	\$942,318	\$543,288	\$537,601

2023 American Community Survey (ACS)

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