

5.79 Acres of Land Available in Brighton

LIST PRICE: \$1,534,350

PROPERTY OVERVIEW

Available:	5.79 Acres
East Parcel:	3.04 Acres
West Parcel:	2.75 Acres
Price / Acre:	\$265,000

PROPERTY FEATURES

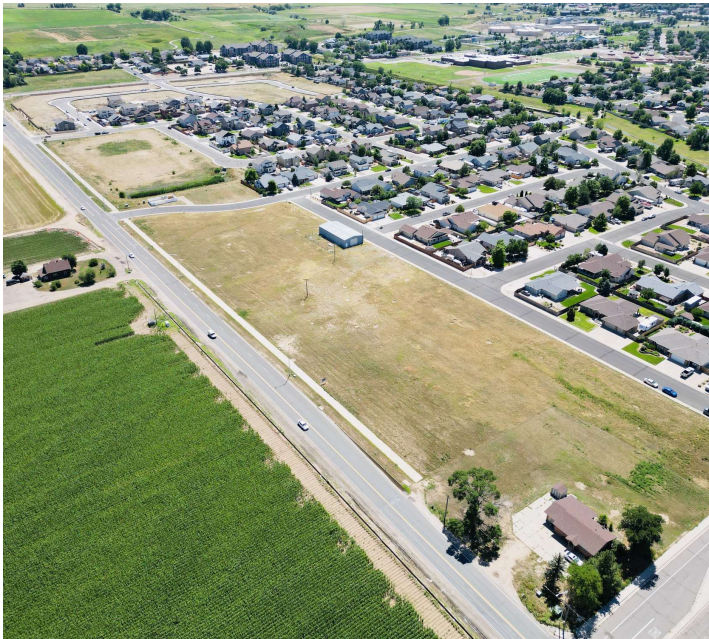
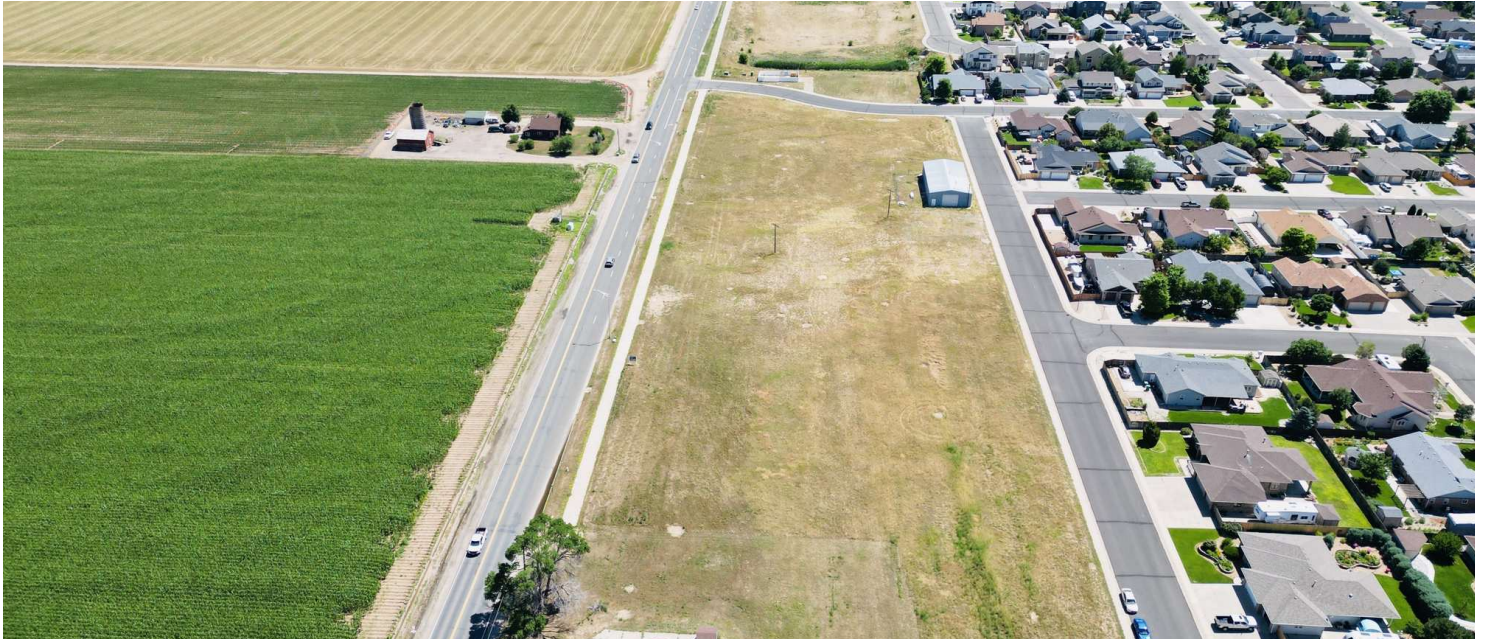
- Two land parcels for sale: 5.79 AC total
- Easy accessibility with excellent proximity to Hwy 85 and Main St
- C-1 Zoning (City of Brighton)
- The C-1 district provides small-scale retail, service, civic and employment uses to support suburban or walkable neighborhoods
- City of Brighton Zoning District and Uses:
https://library.municode.com/co/brighton/codes/land_use?nodeId=ART4ZODIUS

For more information, please contact:

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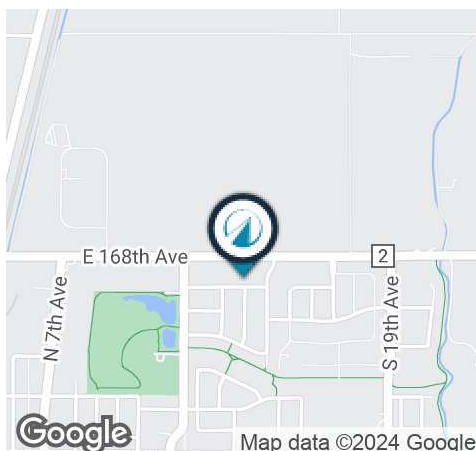
Pinnacle Real Estate Advisors

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AREA DEMOGRAPHICS:



Population

1 Mile	7,338
3 Mile	34,532
5 Mile	51,965



Households

1 Mile	1,875
3 Mile	10,996
5 Mile	16,643



Average HH Income

1 Mile	\$67,347
3 Mile	\$90,957
5 Mile	\$96,732

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