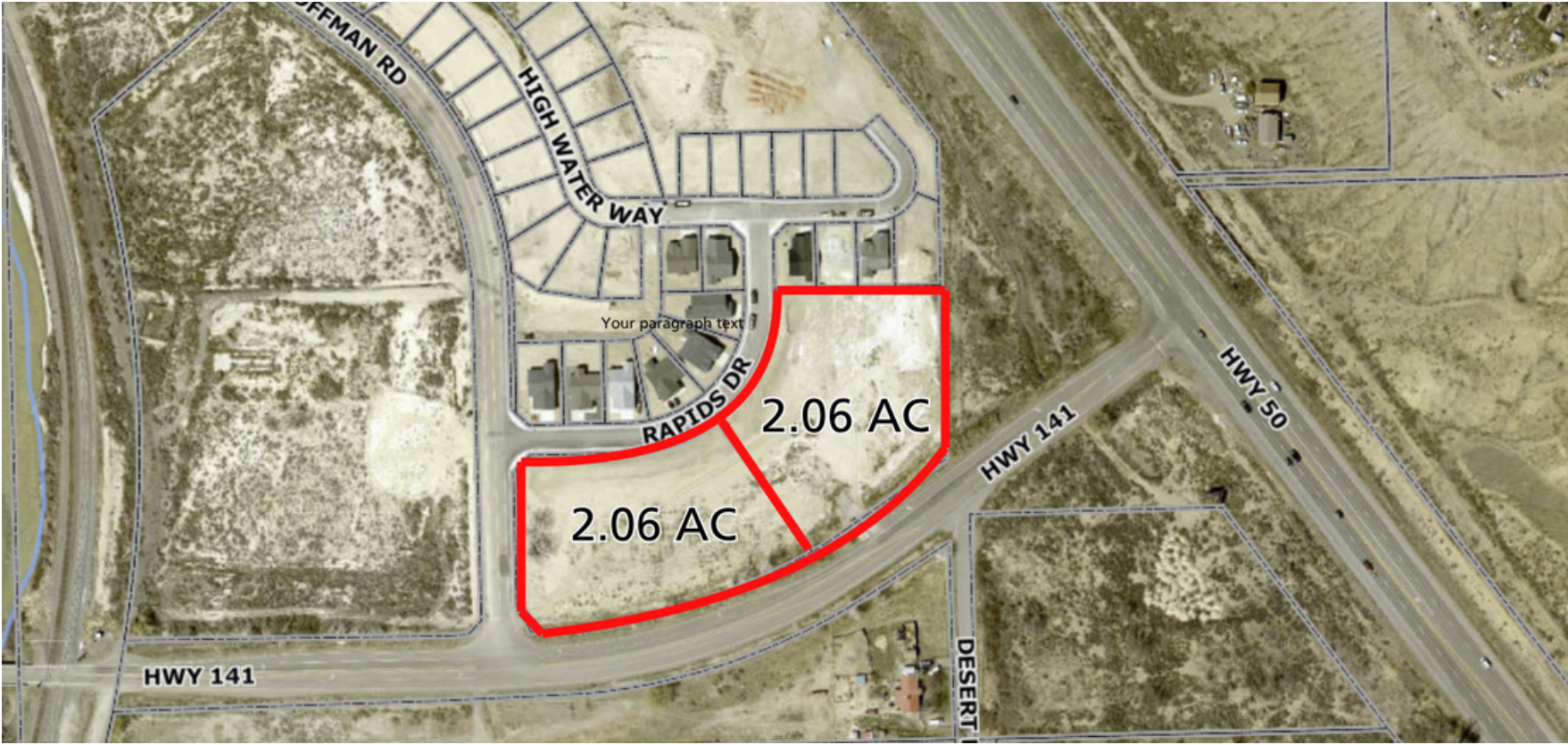


# COMMERCIAL LAND FOR SALE

300 & 320 Highway 141, Whitewater, CO 81527



## OVERVIEW

- Development-Ready Sites two-2.06 acre lots  
Can be purchased separately or can be combined for 4.12 acres
- Excellent visibility and access located at the SW corner of Highway 50 and Highway 141
- Surrounded by new & upcoming residential subdivisions
- Ideal for gas station/convenient store, retail, service businesses, or a mixed-use development
- A great opportunity for developers, investors, or end users
- Build now or hold for future value appreciation.

## TRAFFIC COUNTS

Hwy 141	W Coffman Road	1100 ADT
Hwy 141	NW Desert Road	1084 ADT

DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
Current Population	1,377	39,296	83,298
Daytime Population	4,780	42,600	99,772
Average HH Income	\$105,795	\$64,355	\$61,911
Businesses	285	1,291	4,563

OFFERED AT: \$1,794,000 | Lots 1 & 2 | 4.12 AC Combined

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