

RIVERFRONT



**MIXED-USE / RETAIL
DEVELOPMENT LAND
FOR SALE**

**ENTIRE PROPERTY
SALES PRICE: \$14,000,000**

ZONE A - C3 ZONING

LOT 2, BLOCK 1: 1.31 AC
LOT 1, BLOCK 1: 10.95 AC
LOT 3, BLOCK 1: 1.50 AC
LOT 4, BLOCK 1: 1.63 AC
LOT 5, BLOCK 1: 1.50 AC

ZONE B - C3 & R-3 ZONING

LOT 1, BLOCK 2: 1.32 AC
LOT 2, BLOCK 2: 1.48 AC
LOT 3, BLOCK 2: 7.21 AC

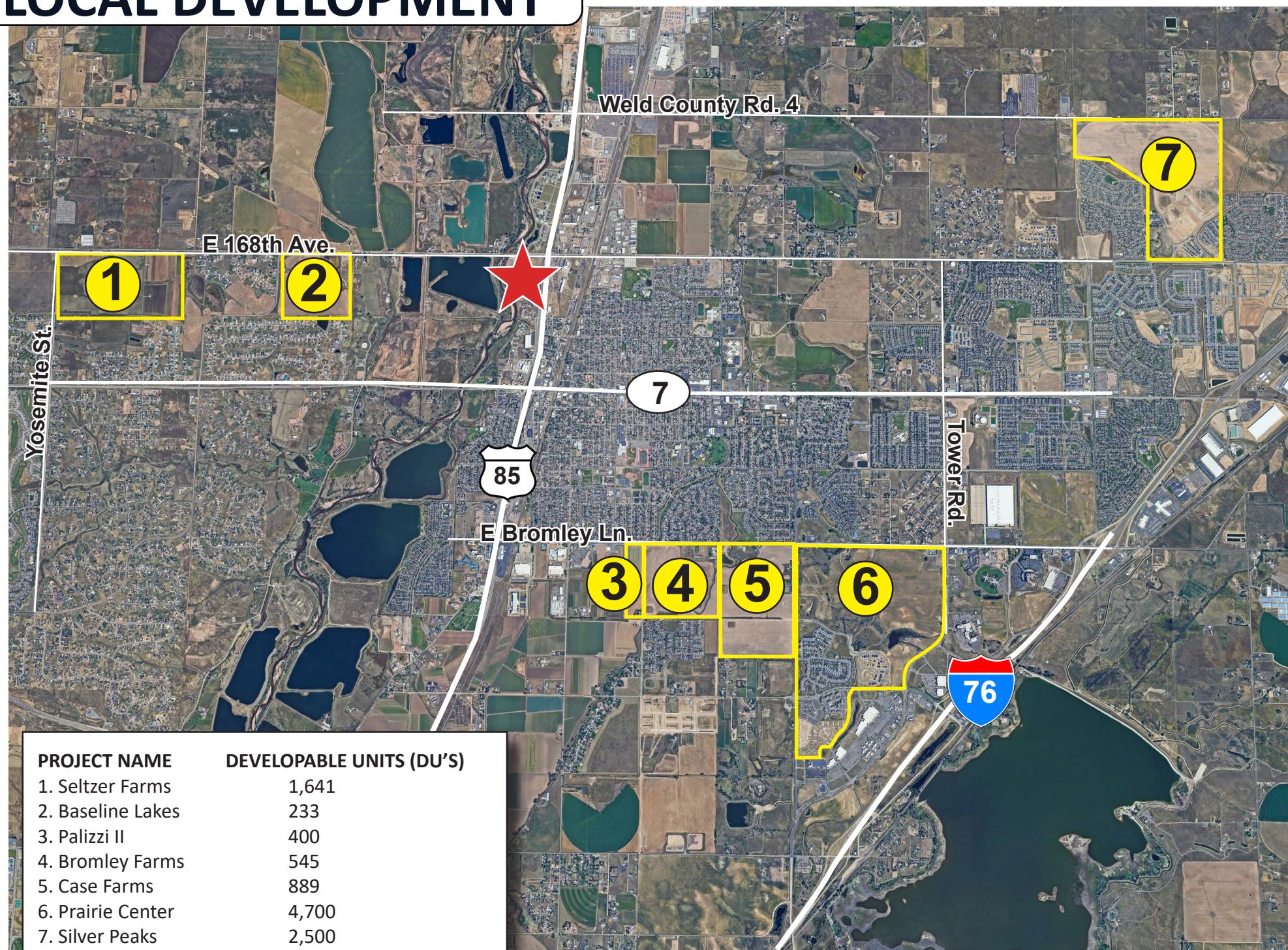
ZONE C - C-3, R-3 & I-1 ZONING

LOT 4, BLOCK 2: 4.49 AC
LOT 5, BLOCK 2: 5.39 AC



LOCAL EXPERTS. INDUSTRIAL STRENGTH.
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LOCAL DEVELOPMENT



ZONING BREAKDOWN

ZONE A C-3 ZONING

ZONE B C-3 & R-3 ZONING

ZONE C C-3, R-3 & I-1 ZONING

The purpose of **C-3 ZONE DISTRICT** is to designate areas for the benefit of the broader region. Properties requiring large amounts of space or generate high traffic volumes.

PERMITTED USES:

1. AGRICULTURAL SUPPORT AND SERVICE.
2. BREW PUBS, BREWERIES, DISTILLERIES, and WINERIES.
3. CAR WASHES and gas stations.
4. CHILD CARE CENTERS.
5. CHURCHES.
6. COMMERCIAL SCHOOLS.
7. COMMERCIAL STORAGE BUILDINGS.
8. COMMUNITY BUILDINGS.
9. CONTRACTOR'S SHOPS.
10. DISTRIBUTION CENTERS.
11. EVENT FACILITIES.
12. FUNERAL HOMES and mortuaries.

13. Headquarters or service facilities for taxi services, bus services and other services involving the transportation of people.
14. HOSPITALS, nursing homes, rehabilitation centers.
15. HOTELS/MOTELS.
16. LANDSCAPING COMPANIES.
17. NIGHTCLUBS, BARS, LOUNGES OR TAVERNS.
18. OFFICES.
19. OUTDOOR STORAGE, as long as it is SCREENED from PUBLIC RIGHTS-OF-WAY and all ADJACENT properties.
20. Parking areas and parking STRUCTURES.
21. RECREATIONAL FACILITIES, COMMERCIAL, PUBLIC and PRIVATE.

22. REPAIR SERVICE ESTABLISHMENT.
23. RESTAURANTS.
24. RETAIL/SERVICE ESTABLISHMENTS.
25. SCHOOLS, private.
26. THEATERS and convention halls.
27. VEHICLE RENTAL, SALES, SERVICE and/or REPAIR ESTABLISHMENTS.
28. Veterinarian clinics and animal hospitals.
29. WHOLESALE TRADE ESTABLISHMENTS.

The purpose of **R-3 ZONE DISTRICT** is to provide areas for higher density residential uses, and also intended to accommodate nonresidential land uses that are compatible with residential uses.

PERMITTED USES:

1. DUPLEX HOUSING
2. ROWHOUSE
3. APARTMENT
4. SENIOR LIVING
5. GROUP HOME
6. BED & BREAKFAST



The purpose of **I-1 ZONE DISTRICT** is to provide a zone to accommodate light industrial and compatible commercial uses that create minimal negative impacts and are conducted primarily in enclosed buildings.

PERMITTED USES:

1. RETAIL
2. ANIMAL CARE
3. MEDICAL CARE
4. OFFICE
5. OUTDOOR SALES
6. RESTAURANT
7. VEHICLE SERVICE & REPAIR
8. GAS STATION
9. MARIJUANA STORE
10. WAREHOUSING
11. MANUFACTURING

LOCATION DETAILS



DRIVE TIMES

DIA	26 MINUTES
DENVER	30 MINUTES
E-470/HWY 85	7 MINUTES
I-76/HWY 7	11 MINUTES
I-25/HWY 7	14 MINUTES

