

FULLY ENTITLED DEVELOPMENT OFFERING MEMORANDUM

2292 S. Delaware St.

,DENVER, COLORAOD



OFFERING MEMORANDUM

BANYAN REAL ESTATE LLC  
387 Corona St, Ste 501  
Denver, CO 80218



PRESENTED BY: \_\_\_\_\_

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

# PROPERTY SUMMARY

2292 S. Delaware St.



## Property Summary

Price: \$799,000  
Zoning: I-MX-3  
Lot Size: 9,160 SqFt  
Parking: 10 spaces  
Type: Land Development  
Frontage: Delaware Street

## Property Overview

FULLY ENTITLED PROJECT, based on Denver's previous building requirements! This allows for 10 gorgeous modern slot homes in two rows on the corner of Delaware and Illiff, fully entitled. This is just blocks from South Broadway, two blocks to the Evan's light rail station and gives the opportunity to build in a highly desirable location just south of Downtown Denver and just west of Platt Park and many of Denver's great amenities. A full set of plans designed by David Berton come with the purchase. The site has had the asbestos remediated and is ready for demo and to go vertical. Currently there is a small 2 bedroom house that with all of the cabinets and plumbing fixtures removed and a relatively large steel building with great clear height providing tons of storage or a mancave. This property could also be a great live work sight, with a large yard behind the structures and an old garage/shed that needs a new roof. The steel building is in good condition and the house could use siding, windows, flooring and fixtures. The property is currently being taxed as a SFH.

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# PROPERTY Renderings

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# PROPERTY Renderings

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Fully entitled, 10-Townhomes with garages, development with no affordable housing requirements. 3-story, 12,964 total sqft.

Asbestos remediation completed on existing structures.

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# PROPERTY PHOTOS

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### Nighborhood Profile

2292 S. Delaware St.

- Annual Taxes 2024: \$3,117
- Zoning: I-MX-3
- 4 blocks to South Broadway
- 2 blocks to Evans Light Rail Station
- Minutes to Harvard Gulch Park
- Minutes to Overland Golf Course



11,187 total population



\$130,605 average HH income  
\$94,596 median HH income



Household growth 2020-2024 was 1.59%



Owner occupied= 55%  
Renter occupied= 45%

Stats for 1 mi radius according to CoStar

## PROFESSIONAL BIO



As a founder of Banyan Real Estate, LLC, Chris' highest concern is quality of service provided to each and every client. He has assembled a team of professionals who ensure that each client will receive the best customer service based on your personal needs. That high level of service has led to 85% of Chris' annual real estate production coming from client referrals and repeat business. A referral from a satisfied customer is the highest compliment a Realtor can receive and is probably the best indicator of client satisfaction.

Chris has won production awards for the last 24 years in a row, making him one of Metro-Denver's top real estate professionals and ranking him in the top 1% of producers nationally.

Along with being involved with thousands of real estate transactions, Chris has played an integral role in numerous real estate development and investment projects from large scale ranch land development, to apartment condo conversions, to duplex splits, to office condo creation. He's even been called on by both the Denver County Circuit Court and the Adams County Circuit Court to be a Commissioned Judge in eminent domain cases. Chris attempts to bring this vast knowledge into every real estate transaction. From first time buyers, to sophisticated investors, Chris enjoys using his experience and knowledge to further his client's needs. Chris has a bachelor's degree in Marketing and a Master of Business Administration/Real Estate from the University of Colorado, Boulder; a total of six years worth of academic work topped off with 2 full years focusing on Real Estate for his MBA. He's been in the real estate brokerage business since 1989 and he is essentially a Colorado native after moving to Denver when he was a year old and growing up in Denver and Evergreen. Chris and his wife Kim have two daughters and enjoy all of the outdoor activities that Colorado has to offer.

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# DISCLAIMER

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