

FULLY ENTITLED DEVELOPMENT OFFERING MEMORANDUM  
2292 S. Delaware St.  
DENVER, COLORADO



## 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: \$995,000  
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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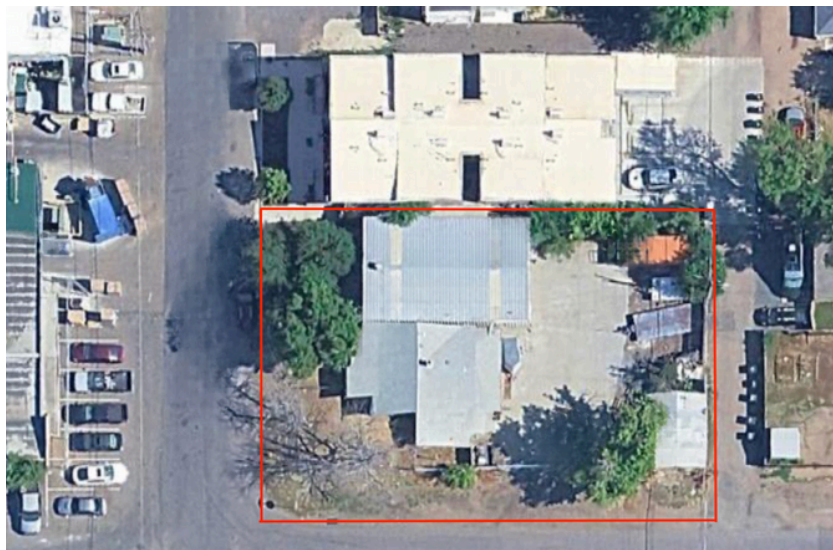
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# PROPERTY PHOTOS

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## Neighborhood 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





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.

# DISCLAIMER

2292 S. Delaware St.



All materials and information received or derived from Banyan Real Estate LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither Banyan Real Estate LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Banyan Real Estate LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Banyan Real Estate LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Banyan Real Estate LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Banyan Real Estate LLC in compliance with all applicable fair housing and equal opportunity laws.

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