

I-1 Land For Sale | 1.81 AC

14104 E SMITH ROAD
Aurora, CO 80011



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PROPERTY DESCRIPTION

Henry Group has been exclusively retained to market the property located at 14104 E Smith Rd in Aurora CO 80011 for sale. This property is 1.81 acres of I-1 zoned land, which allows for ample outdoor parking & storage. Conceptual plans available upon request. Conveniently located in the City of Aurora, with easy access to both I-225, I-70 and Smith Road.

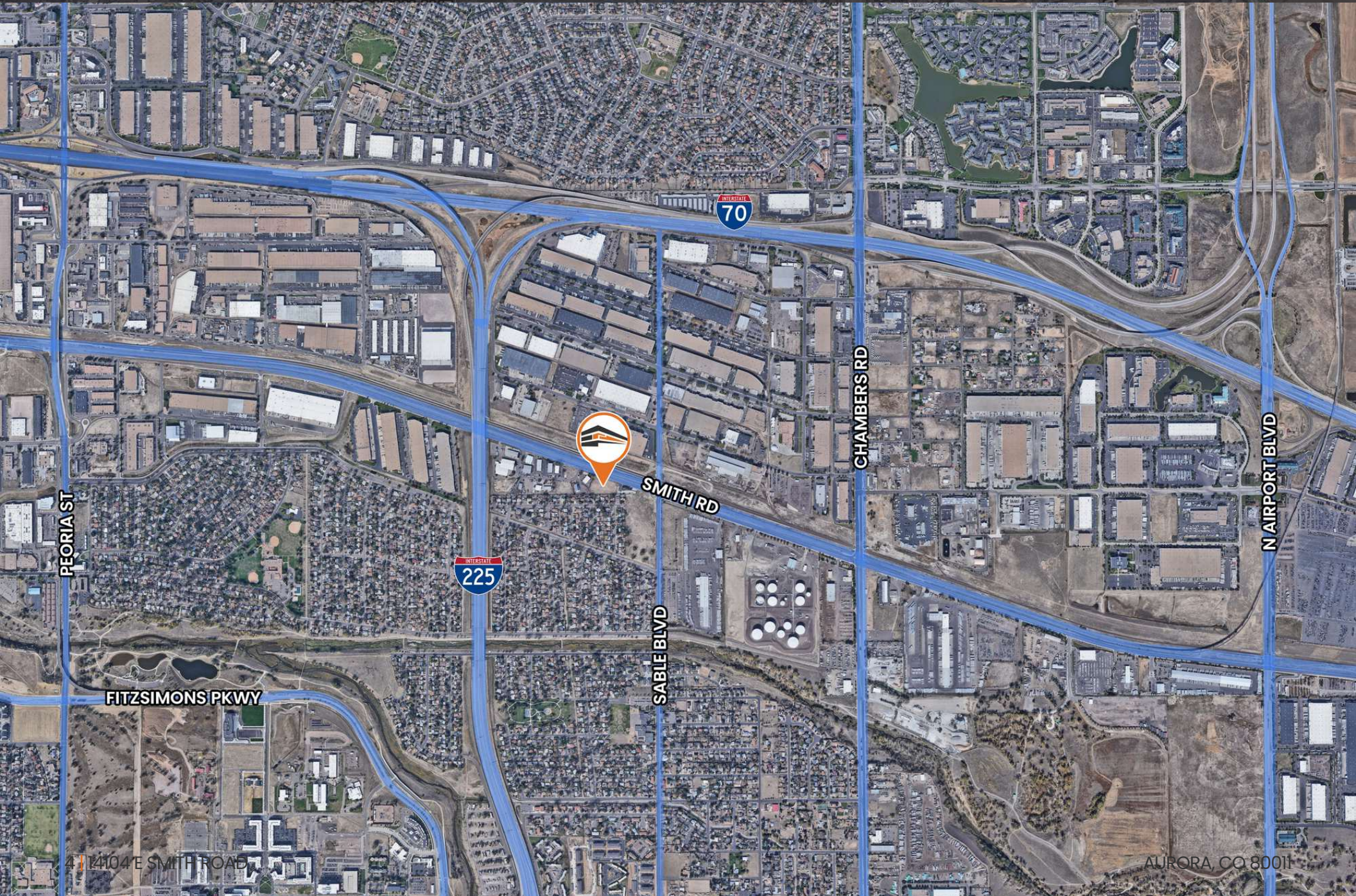
PROPERTY HIGHLIGHTS

- Extremely rare 1.81 acre, I-1 zoned site in City of Aurora, allowing for light industrial uses, including automotive and outdoor storage of vehicles and/or materials.
- Sale includes all surveys, site plans and engineering studies completed to date by Seller, providing quick and easy path to an approved Site Development Plan.
- Proposed 5,000 SF building could be modified to accommodate larger footprint if Buyer desires more building SF.
- Site plan allows for +/- 1 acre of dedicated outdoor storage space.
- Seller may be willing to complete land entitlements or develop and deliver the site with a building for additional cost (CONTACT BROKER FOR MORE INFO).



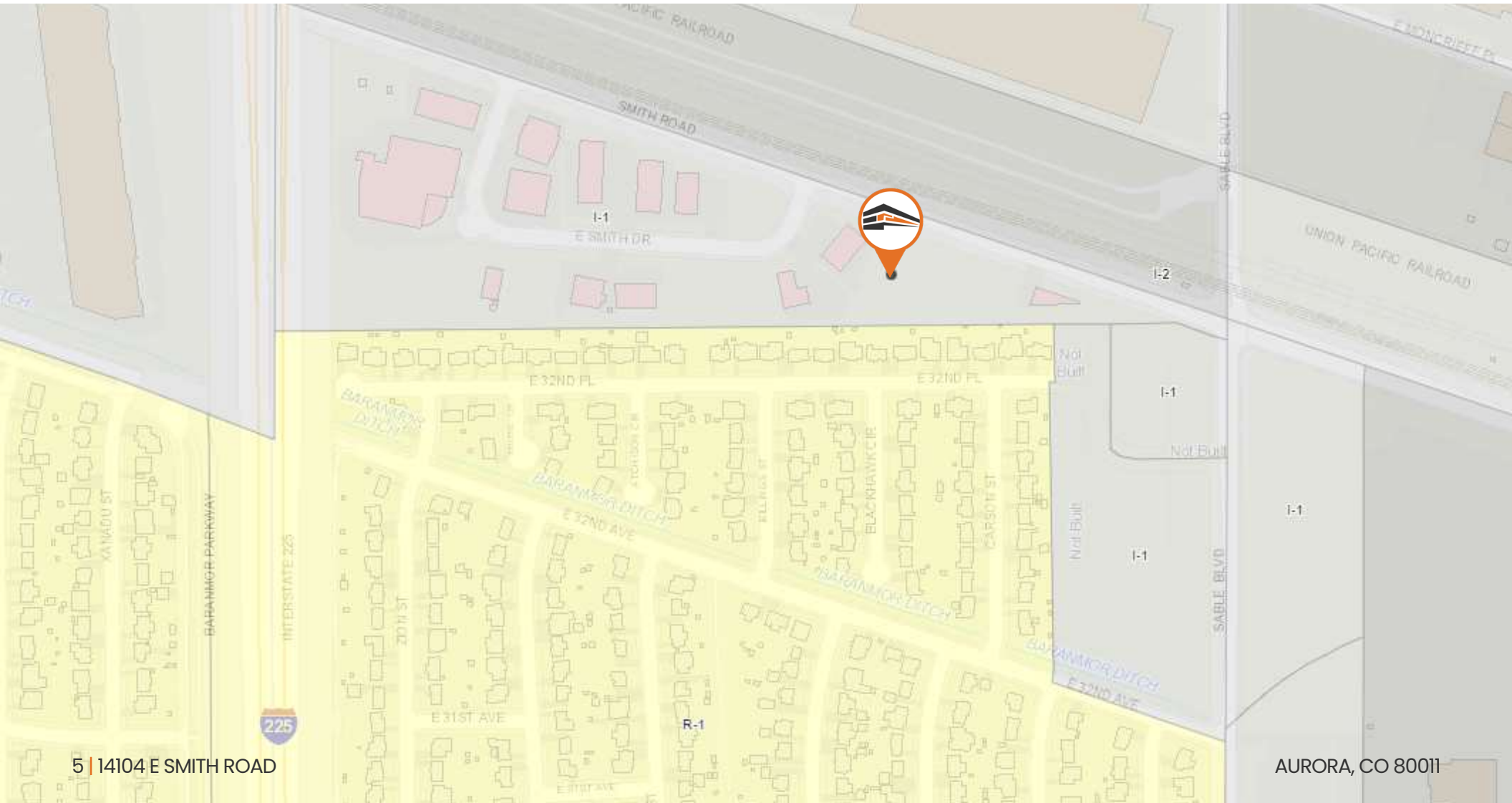
OFFERING SUMMARY

Address	14104 E. Smith Rd Aurora, CO 80011
Asking Price	\$825,000
Price PSF	\$10.47/SF
Lot Size	1.81 Acres
Permitted Uses	Outdoor Storage, Automotive, Self-Storage, Warehousing
Conceptual Plans	Available Upon Request



I-1 ZONING

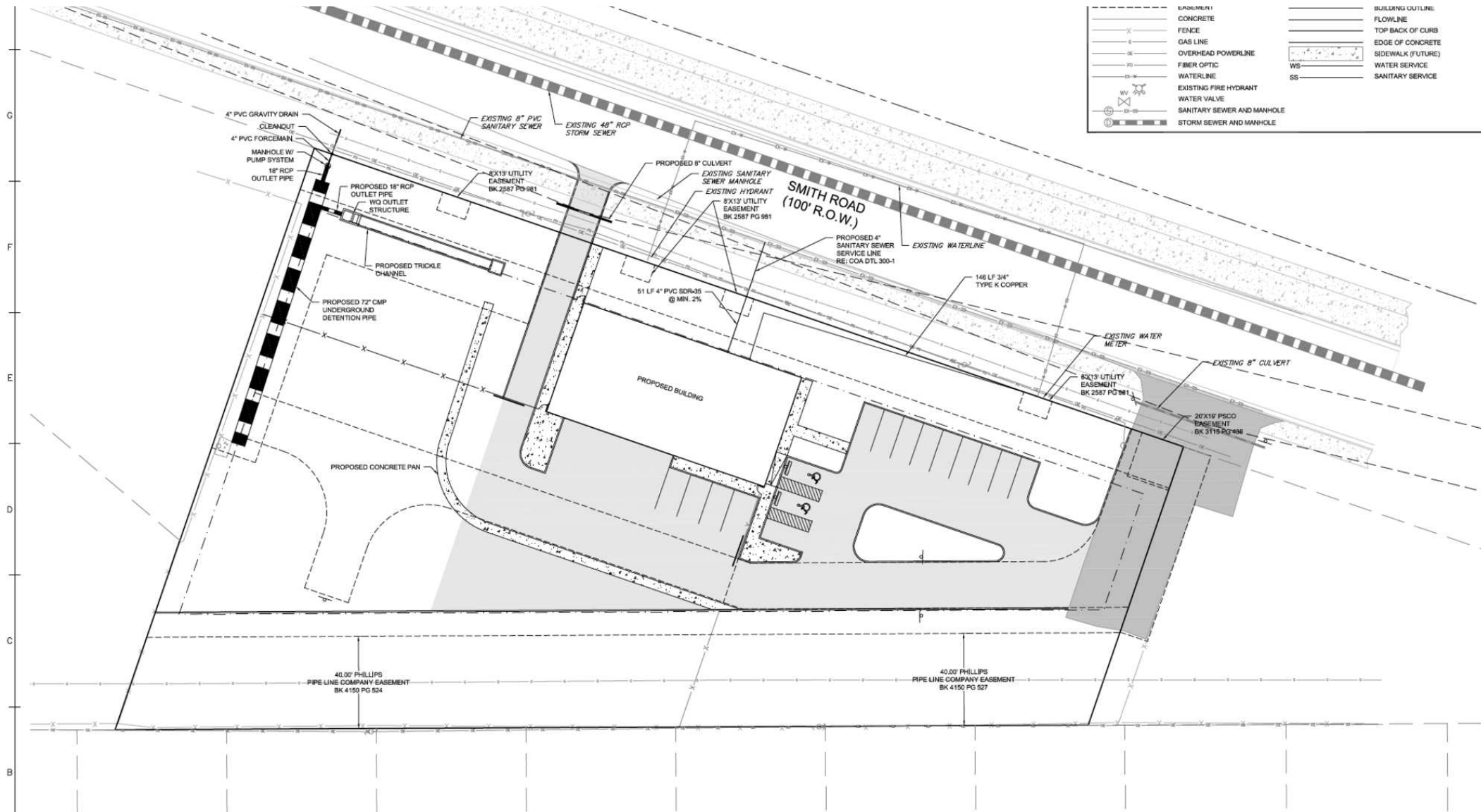
[CLICK HERE](#)
[AURORA LAND USE CODE](#)



	RESIDENTIAL							MIXED-USE										SPECIAL PURPOSE					OVERLAY DISTRICTS						
ZONE DISTRICT & Subarea or Subdistrict	R-1		R-2					MU-N			MU-OA					MU-TOD													
Land Use	R-R	A&B	C	A&B	C	R-3	R-4	R-MH	A&B	C	MU-OI	MU-C	OA-R1	OA-R2	OA-RMU	OA-MS	OA-G	MU-FB	Core	Edge	MU-R	MU-A	AD	APZ	I-1	I-2	POS	USE SPECIFIC STANDARD	
Motor Vehicle Wash												C										C	C	P	P	P	P	A	3.3.5.RR
Other Motor Vehicle, Trailer, Boat, or Manufactured Home Sales or Rental												C												C	P	P	P		3.3.5.SS
Parking Garage						A			A	A	P	P				P	P	P	P	P	P	P	P	P	P	P	A	3.3.5.TT	
Parking Lot (Commercial)											C	C											C	C		P	P		3.3.5.UU
Vehicle Fleet Operations Center																							C	P		P	P		3.3.5.VV

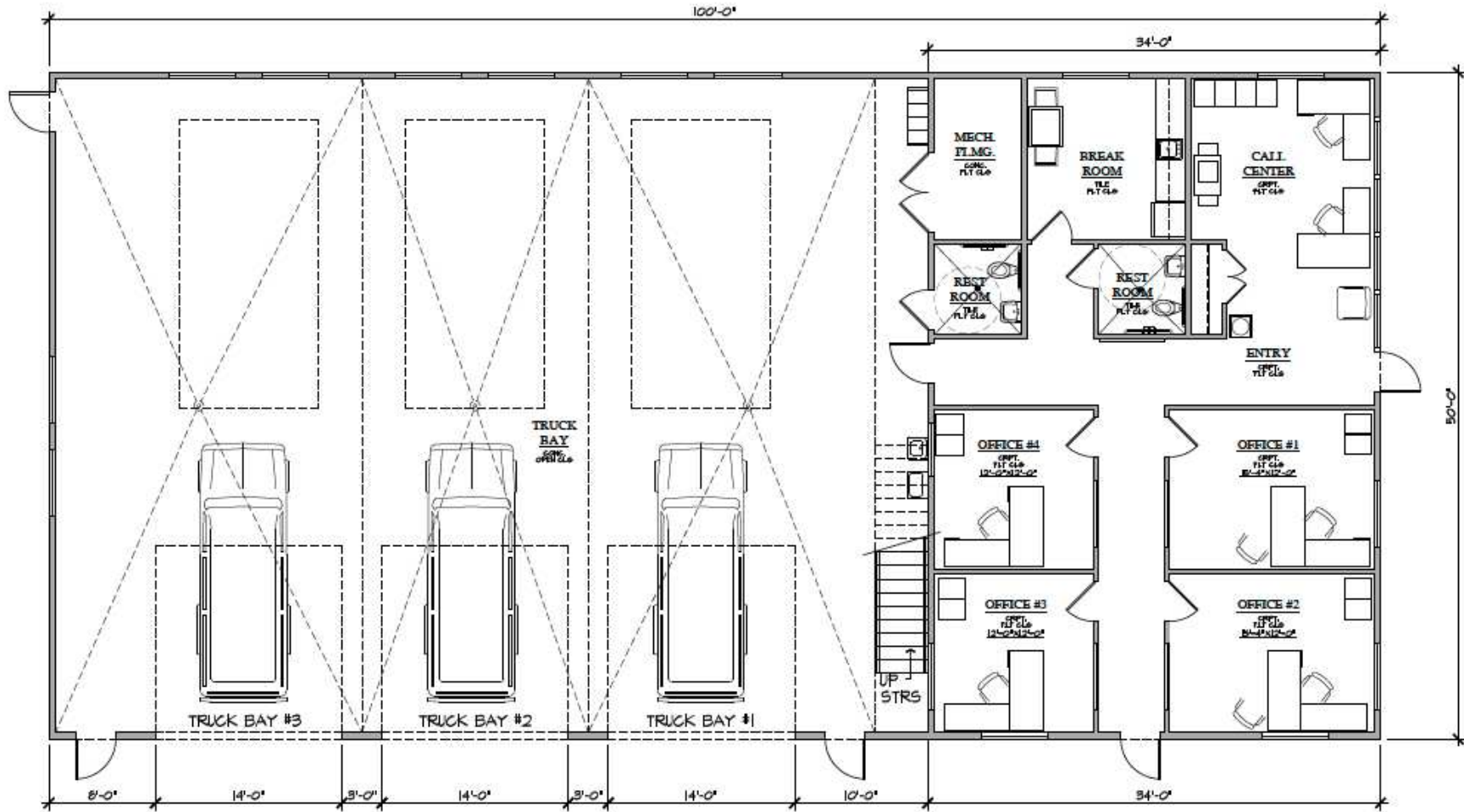
[FOR MORE INFO CLICK HERE](#)

PROPOSED BUILDING & SITE PLAN



	EASEMENT		CONCRETE		BUILDING OUTLINE
	FENCE		FLOWLINE		TOP BACK OF CURB
	GAS LINE		EDGE OF CONCRETE		SIDEWALK (FUTURE)
	OVERHEAD POWERLINE		WATER SERVICE		WATER SERVICE
	FIBER OPTIC		SANITARY SERVICE		SANITARY SERVICE
	WATERLINE		EXISTING FIRE HYDRANT		WATER VALVE
	EXISTING FIRE HYDRANT		SANITARY SEWER AND MANHOLE		STORM SEWER AND MANHOLE
	WATER VALVE				
	SANITARY SEWER AND MANHOLE				
	STORM SEWER AND MANHOLE				

PROPOSED BUILDING FLOOR PLAN



1 CONCEPT FLOOR PLAN
SCALE: 1/8"=1'-0" 5,000 SF

PIPE X OFFICE BLDG.

14104-14308 SMITH ROAD
AURORA, CO.



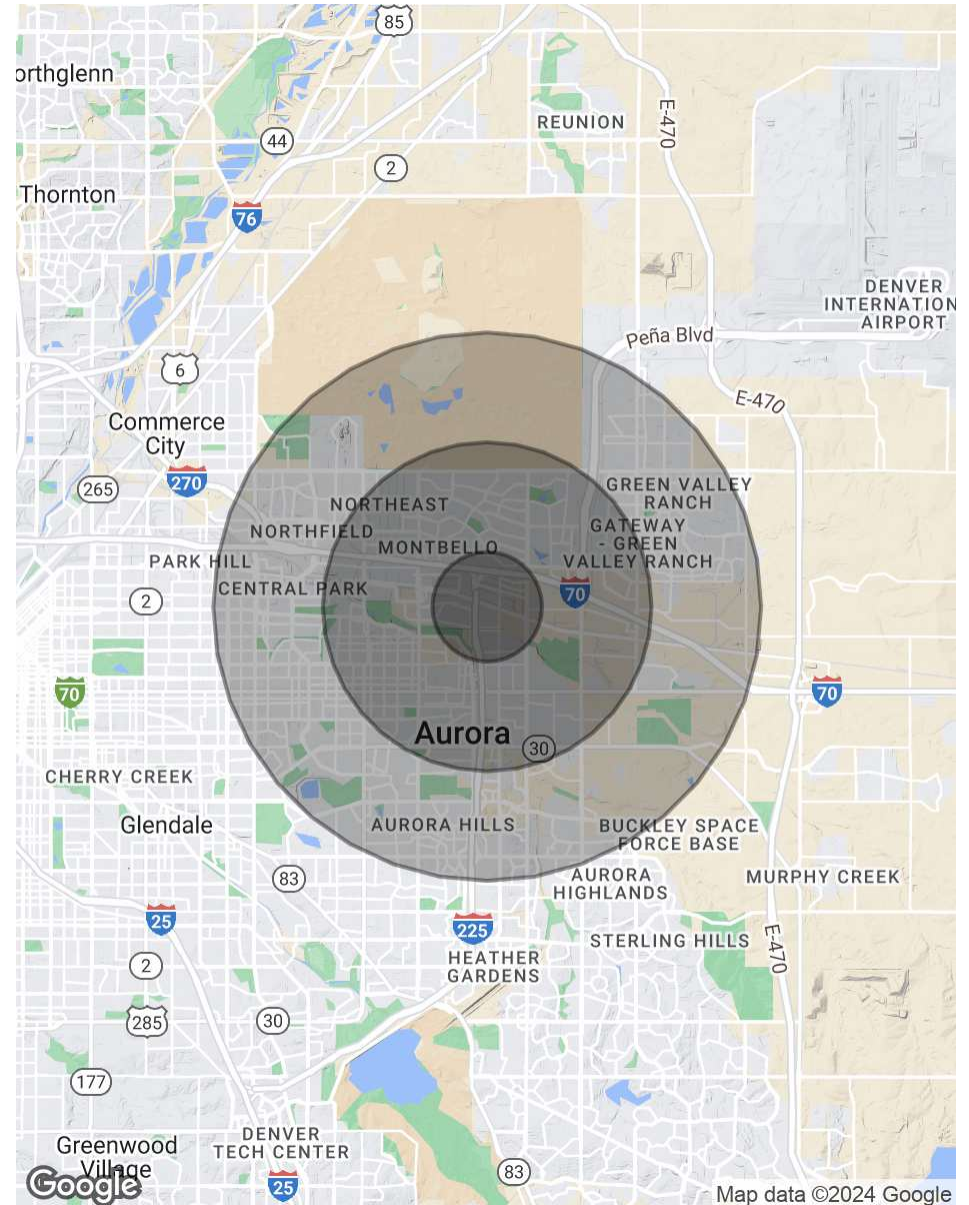
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,418	128,474	332,165
Average Age	36	34	36
Average Age (Male)	35	34	35
Average Age (Female)	36	35	36

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,020	39,939	115,836
# of Persons per HH	3.4	3.2	2.9
Average HH Income	\$93,833	\$92,486	\$104,199
Average House Value	\$484,024	\$456,418	\$532,292

Demographics data derived from AlphaMap



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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 Henry Group LLC d/b/a, Henry Group Real Estate in compliance with all applicable fair housing and equal opportunity laws.



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