

7730 S WHEELING COURT

ENGLEWOOD, COLORADO

ENTITLED INDUSTRIAL/FLEX LAND FOR SALE



PROPERTY HIGHLIGHTS:

- Fully entitled 1 AC land site
- Desirable South Metro Denver Location
- High Visibility - Located off Broncos Parkway Across the Street from the Bronco's Training Camp
- Excellent Signage Possibility
- Close Proximity to E-470, I-225, I-25, Parker Road and Arapahoe Road

CITY: Englewood

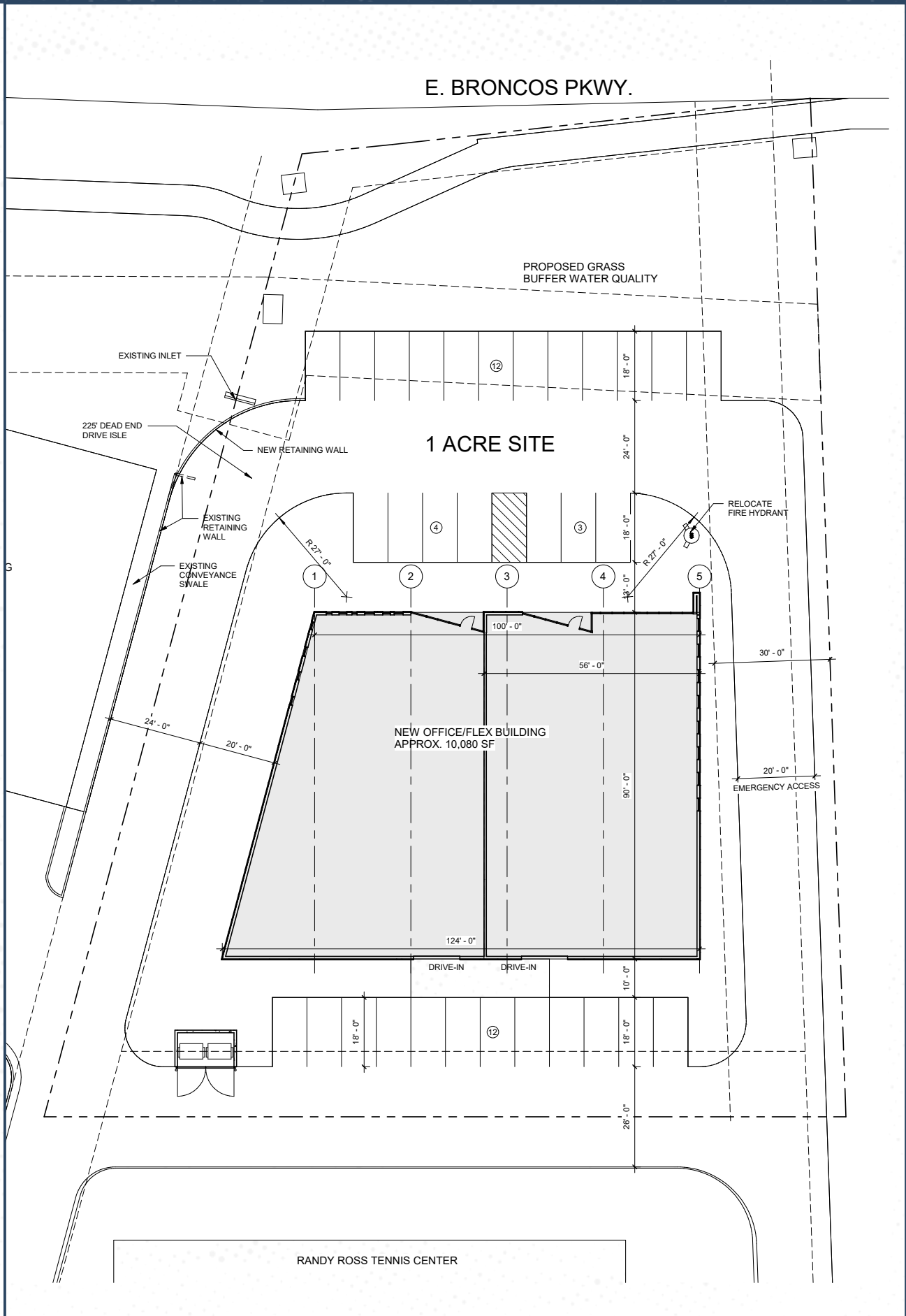
COUNTY: Arapahoe

ZONING: BP

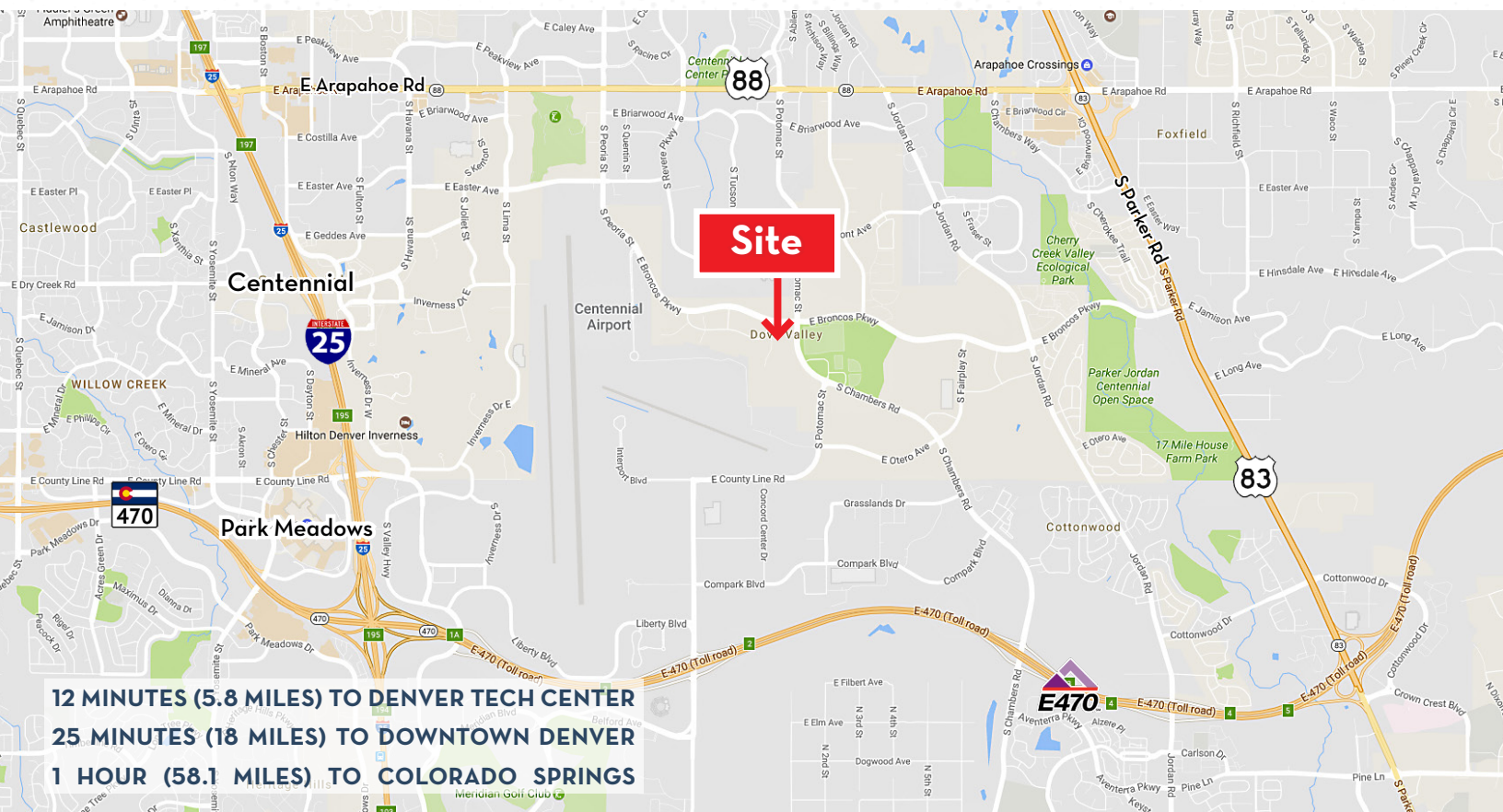
SITE SIZE: 1.0 AC

SALE PRICE: **\$544,500**
\$12.50/SF

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12 MINUTES (5.8 MILES) TO DENVER TECH CENTER
25 MINUTES (18 MILES) TO DOWNTOWN DENVER
1 HOUR (58.1 MILES) TO COLORADO SPRINGS



Demographics:

Population	1 Mile	3 Miles	5 Miles
2023 Population	3,229	55,005	210,394
2033 Projection	3,542	63,782	236,419
Growth 2023-2033	0.2%	1.0%	0.6%
Growth 2010-2022	1.5%	3.8%	1.9%
Median Age	32.38	35.68	38.24
Households			
2033 Projection	1,165	25,660	87,710
2023 Estimate	1,057	23,327	81,728
Household Size	2.19	2.31	2.55
Household Income			
2023 Average	\$71,272	\$132,135	\$153,902
2023 Median	\$61,288	\$101,846	\$119,348