

1966-1996

W BAYAUD AVE

DENVER, CO 80223

SALE PRICE

\$795,000 ~~\$895,000~~



PERMIT READY • 8 SINGLE FAMILY HOMES
FULLY ENTITLED SHOVEL READY



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 **UNIQUE**
PROPERTIES

 TCN
REAL ESTATE SERVICES

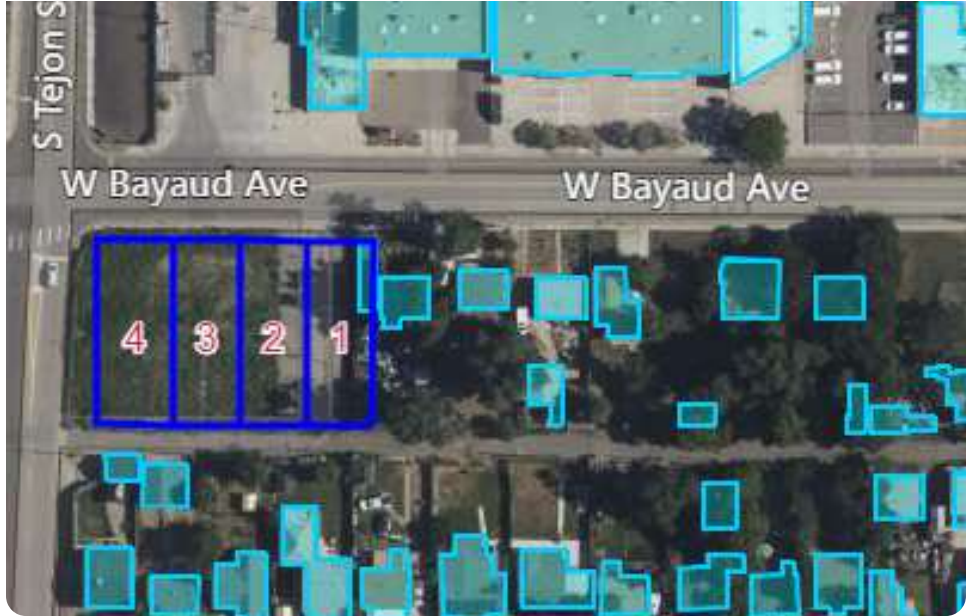
400 S. Broadway | Denver, CO 80209
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PROPERTY HIGHLIGHTS

Sale Price	\$795,000 \$895,000
Lot Size	19,624 SF (0.45 Acres)
Property Taxes (2023)	\$8,302.62
Price/ SF	\$40.51
Zoning	E-TU-B
County	Denver

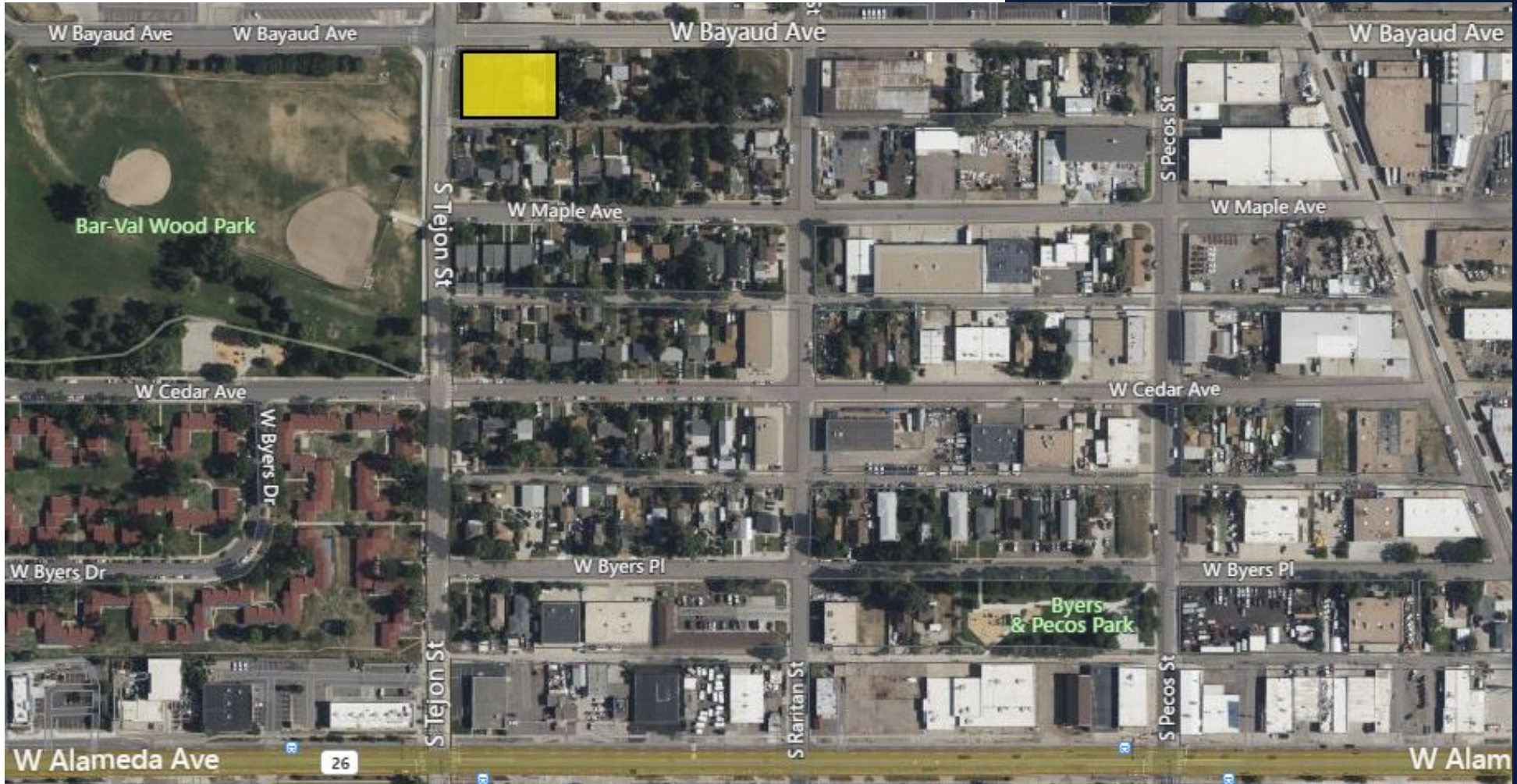
PROPERTY DESCRIPTION

The Denver Infill Team is thrilled to introduce 1966-1996 W Bayaud Ave. A 19,624 square foot lot, zoned E-TU-B, boasting a prime location offering unparalleled convenience and access, including quick access to I-25. This property stands as an enticing prospect for developers and investors alike. With a fully entitled site ready for immediate development and featuring a meticulously crafted plan for 8 single-family tandem homes, this opportunity promises not just efficiency but also the potential for lucrative returns in Denver's thriving real estate market. Reach out for a chance to get in early in the new homebuilding construction boom.

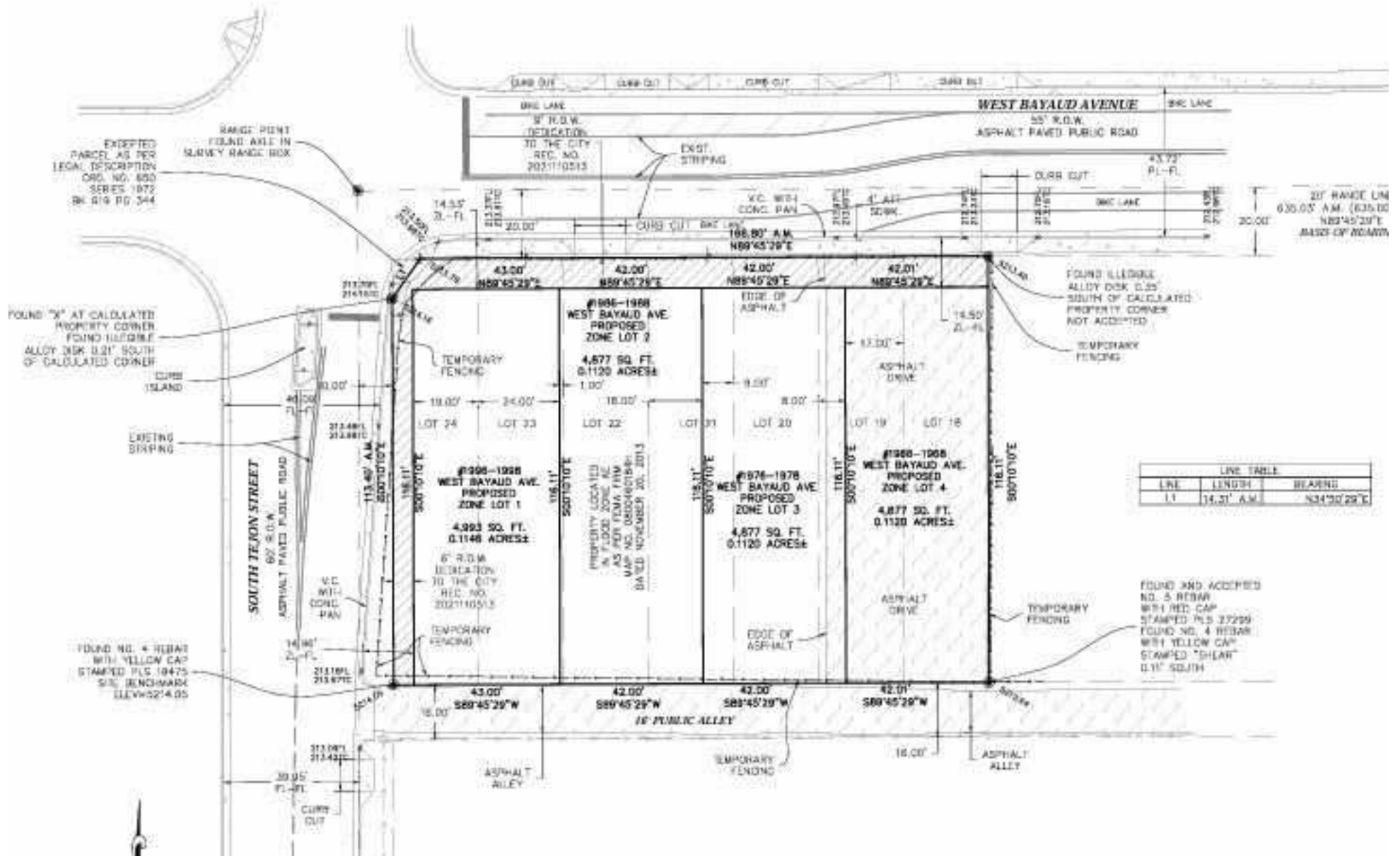


- Fully Entitled with approved plans - Permit Ready
- 8 Single Family homes have been approved and ready to build
- Directly adjacent to West Bar Val Wood Park
- Concept Plans:
<https://www.dropbox.com/scl/fi/hqx7r4pwwgikrhmevhtc5b/BAYAUD-TANDEM-HOUSE-DESIGN.pdf?rlkey=2vzdj94e1psbpqyill4iyuok3&dl=0>

SITE AERIAL



SITE SURVEY

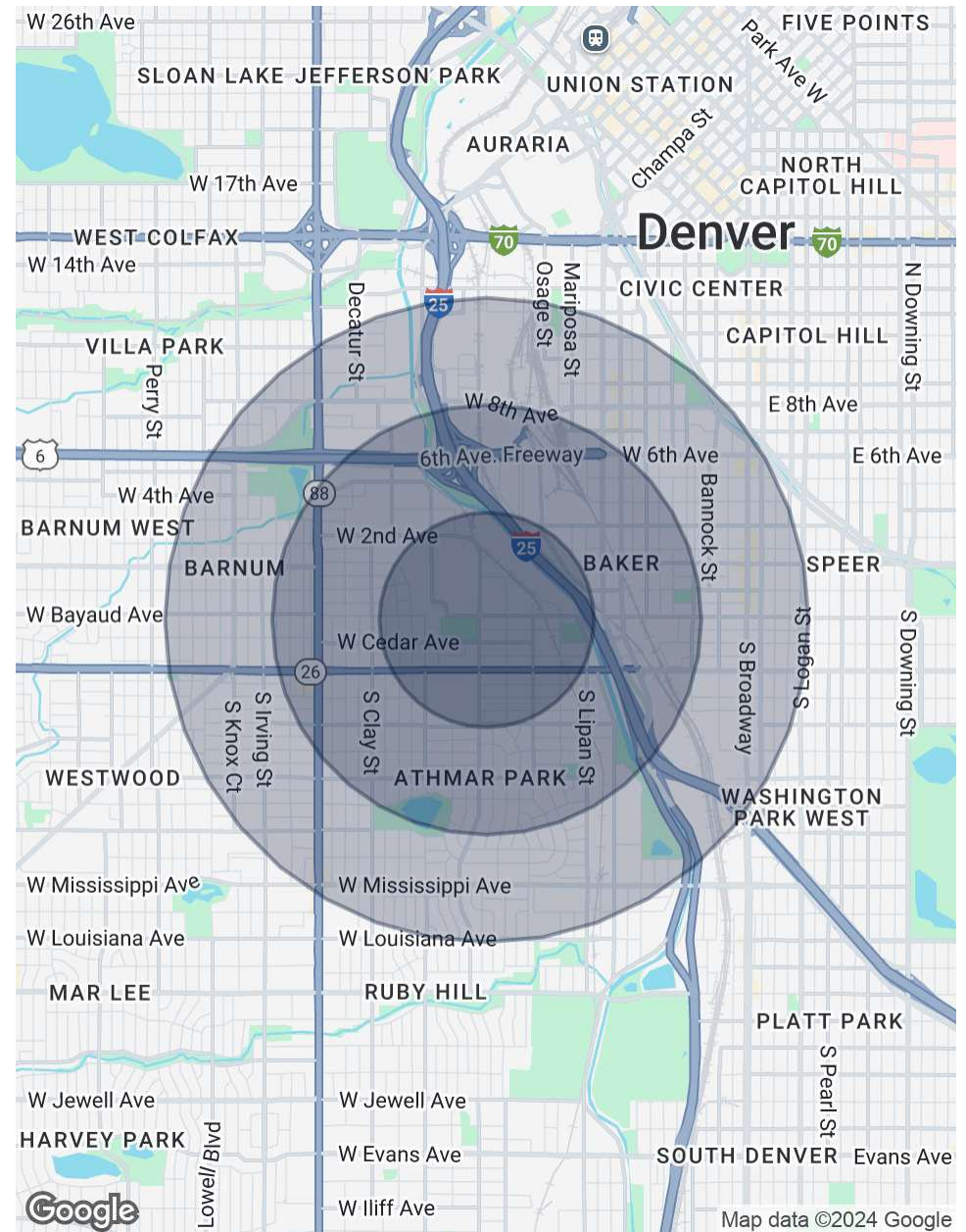


DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	3,285	17,508	45,601
Average Age	35.8	34.4	34.4
Average Age (Male)	30.3	33.0	34.1
Average Age (Female)	46.0	36.6	35.5

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,129	6,004	16,981
# of Persons per HH	2.9	2.9	2.7
Average HH Income	\$49,271	\$67,782	\$66,324
Average House Value	\$299,173	\$319,697	\$316,289

2020 American Community Survey (ACS)



WHY DENVER?

Growth & Talent

- #1** Economy in the nation for 3 straight years.
- Denver ranks **#3** Top Moving Destination and Colorado ranks **#5** in states where people are moving to. (2020, Penske + Uhaul)
- Denver is currently growing at **1.48%** annually and its population has increased by **24.82%** (2021) since the 2010 census.
- Denver ranks **#12** for tech talent across North America. The number of tech workers has grown **31.1%** since 2015.
- Denver's millennial population, aged 22 to 36, has grown **20.1%** since 2014 making it the **#3** most concentrated market of millennials in the country.
- Denver's average salary is \$107,481 which ranks **#9** for cities across North America.

#1

**Best State
Economy**
U.S. News

#2

**Best Place
to Live**
U.S. News

#3

**Fastest Growing
State This Decade**
U.S. Census

A BURGEONING BUSINESS HUB



AEROSPACE & DEFENSE



ENERGY



LIFE SCIENCE



Finance



EDUCATION



FOOD & BEVERAGE



BIOSCIENCE



TECHNOLOGY & TELECOM



GOVERNMENT



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