

14.37+ Acres @ C470 & Park Meadows

M B R C



PROPERTY DESCRIPTION:

LOCATED AT C470 & YOSEMITE STREET EXIT, THESE SITES BOAST EXCELLENT VISIBILITY WITH GREAT MIXED USE, RETAIL AND COMMERCIAL.

IMPORTANT FEATURES:

- Site 2 is 3 Parcels:**
 - Parcel 01: 4.5 acres, zoned Commercial (Not limited to retail)
 - Parcel 02: 9.62 acres, zoned Mixed Use (Residential or commercial)
 - Parcel 03: .264 acres, zoned Commercial
- Fully Zoned Site
- Excellent Retail Potential
 - 100,000+ ADT ON C470
 - 80,000 POPULATION W/I 3 MILES

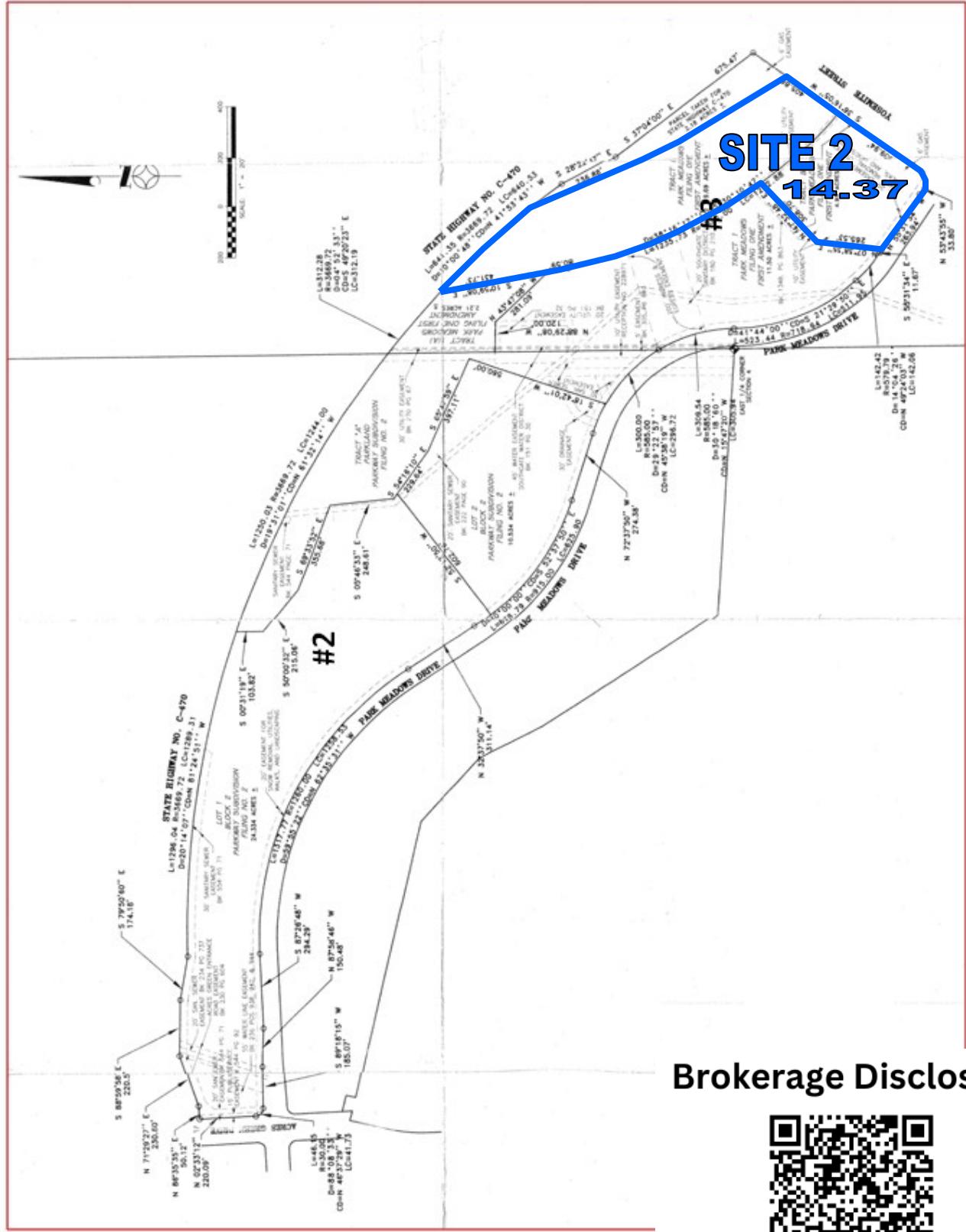


MICHAEL BLOOM
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ALTA / NSPS LAND TITLE SURVEY

A PORTION OF PARK MEADOWS FILING ONE, FIRST AMENDMENT
LOCATED IN THE WEST HALF OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67 WEST
CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO

