

FOR SALE

3.585 AC
(156,164 SF)

Park-Neighboring
Lot in Green Valley Ranch

NAI Shames Makovsky



5000 Tower Road

Denver, CO 80249

SALE PRICE : \$5,000,000

Property Overview

- Adjacent to public park, recreation center, public library
- Zoning: C-MU-20 (with WVRS)
- Multitude of nearby restaurant/retail options
- Very walkable neighborhood (76/100 Score)
- 14 minute drive to Denver International Airport
- Located in rapidly growing **Green Valley Ranch**:
 - Approximately 36,000 residents
 - 11,500 housing units
(80% owner occupied, 20% have renters living in them)
 - Average household income - \$95,000

	1 MILE	3 MILES
Population	16,277	69,322
Households	5,492	22,264
Median Household Income	\$85,551	\$86,772
Population Growth Estimate (2023-2028)	+3.23%	+2.15%

Dorit Fischer

303 565 3025

dfischer@shamesmakovsky.com

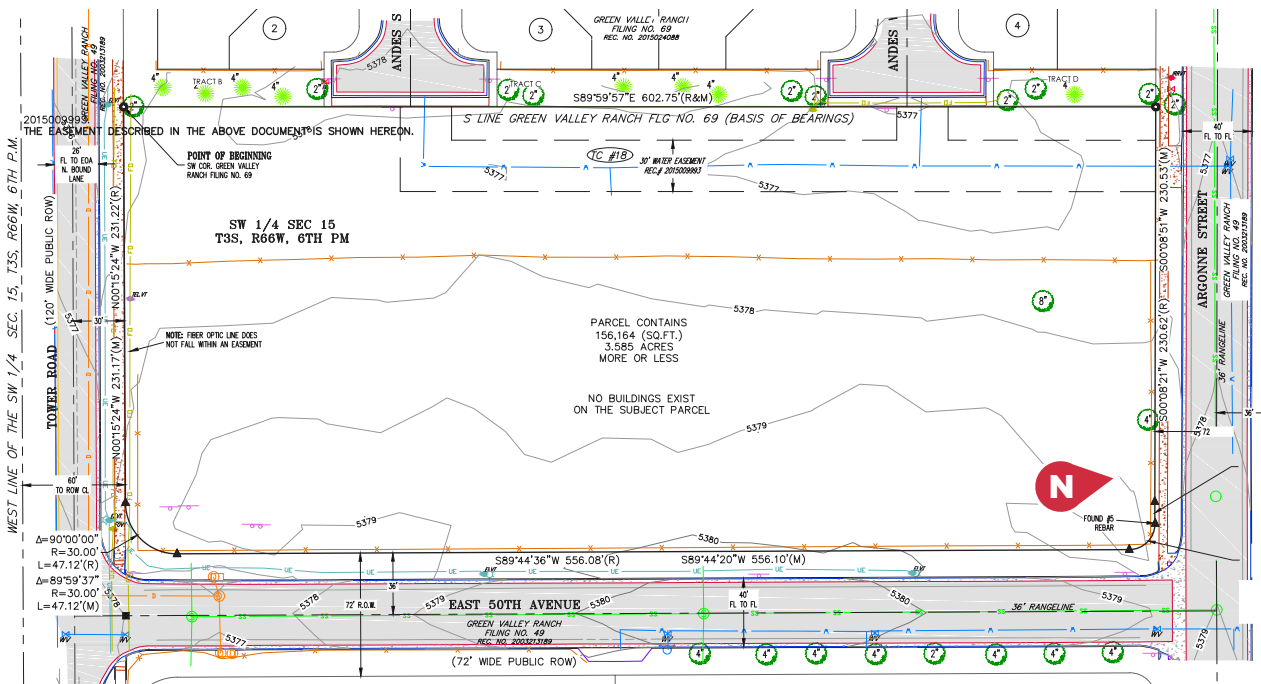
Hayden Hirschfeld

303 565 3048

hhirschfeld@shamesmakovsky.com

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