

W County Line Rd & South Broadway

190 West County Line Road Highlands Ranch, CO 80129



FOR SALE

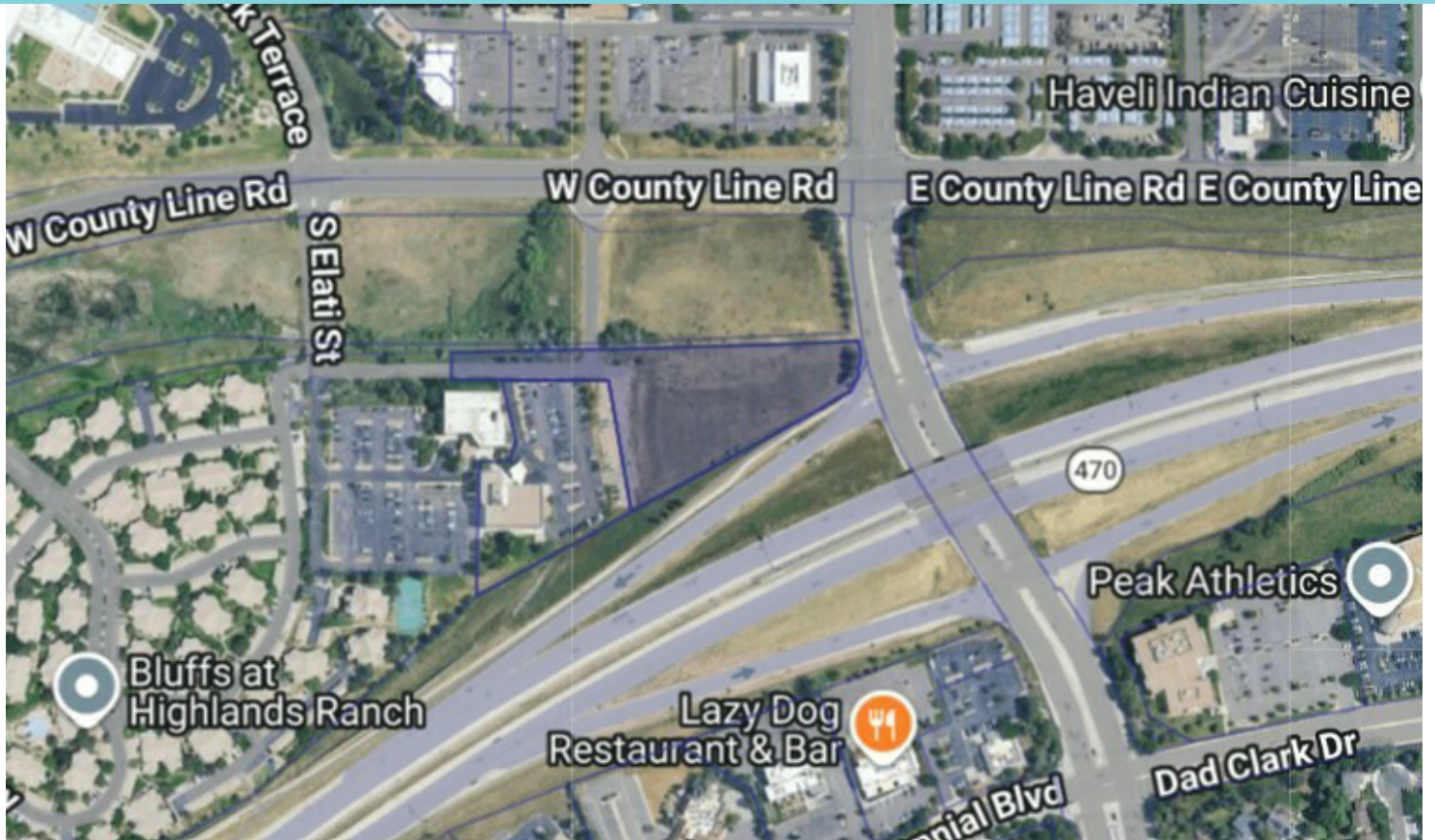
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For Sale

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Property Description

190 W County Line Rd | Broadway & C-470 Frontage

Positioned at the pivotal intersection of South Broadway and W County Line Rd, this site offers a premier development opportunity with prominent C-470 frontage. With flexible PUD zoning, the property is well-suited for a range of projects, including medical clinics, convenience retail, and full-service hospitality (hotels/motels), making it a rare versatile find at the Broadway and C-470 intersection. Its strategic location ensures elite visibility and effortless highway access within the affluent Highlands Ranch corridor, a high-traffic gateway primed for immediate growth.

Property Highlights

- Unmatched Exposure: Exceptional C-470 highway frontage with high daily traffic counts.
- Flexible PUD Zoning: Accommodates a diverse range of projects, including medical, retail, office, hotels, etc.
- Affluent Demographics: Located in a high-income residential hub with strong consumer spending power.

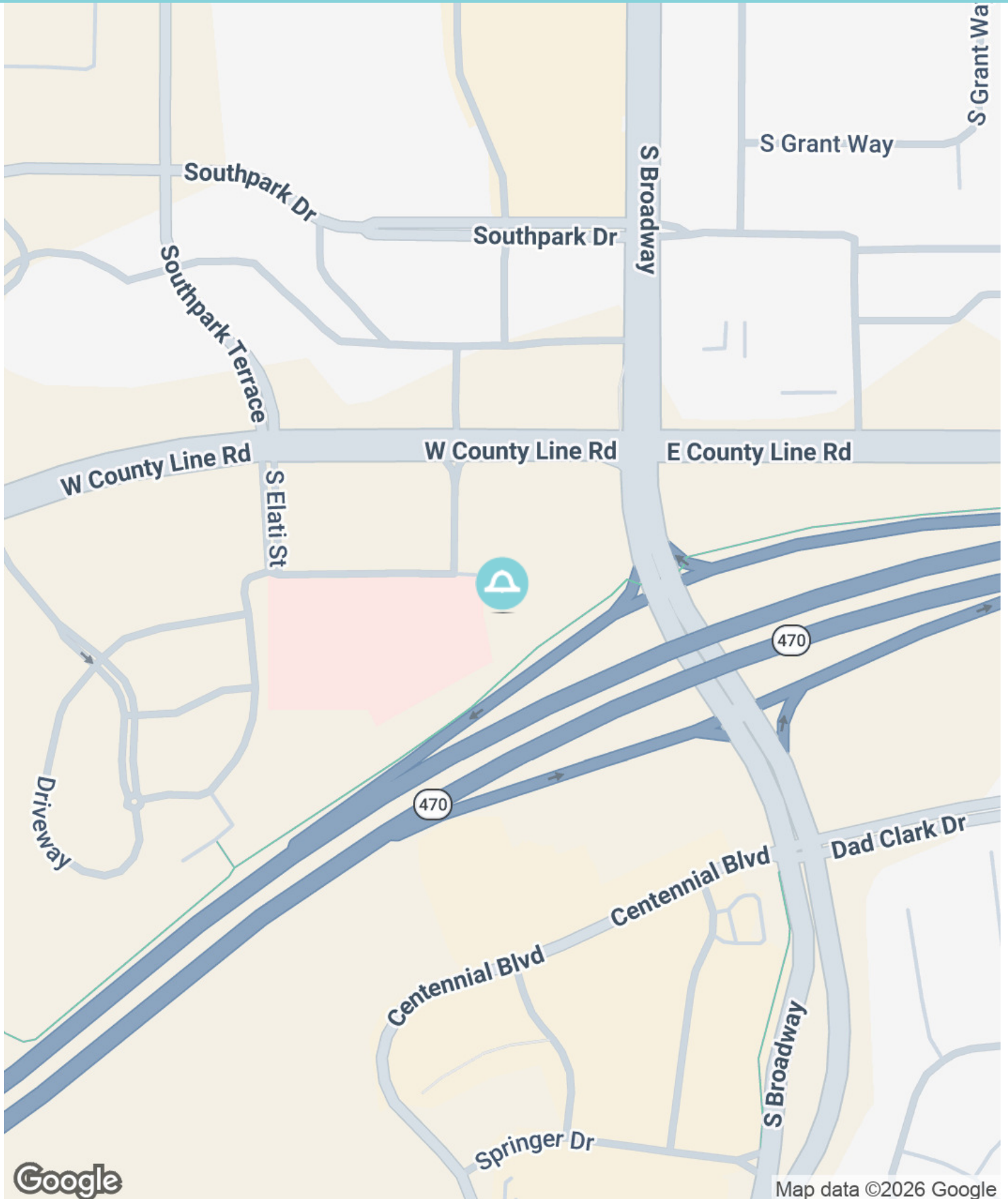
Offering Summary

Sale Price:	\$3,200,000
Lot Size:	3.19 Acres

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	147	603	3,359
Total Population	330	1,440	8,396
Average HH Income	\$132,498	\$141,388	\$153,365

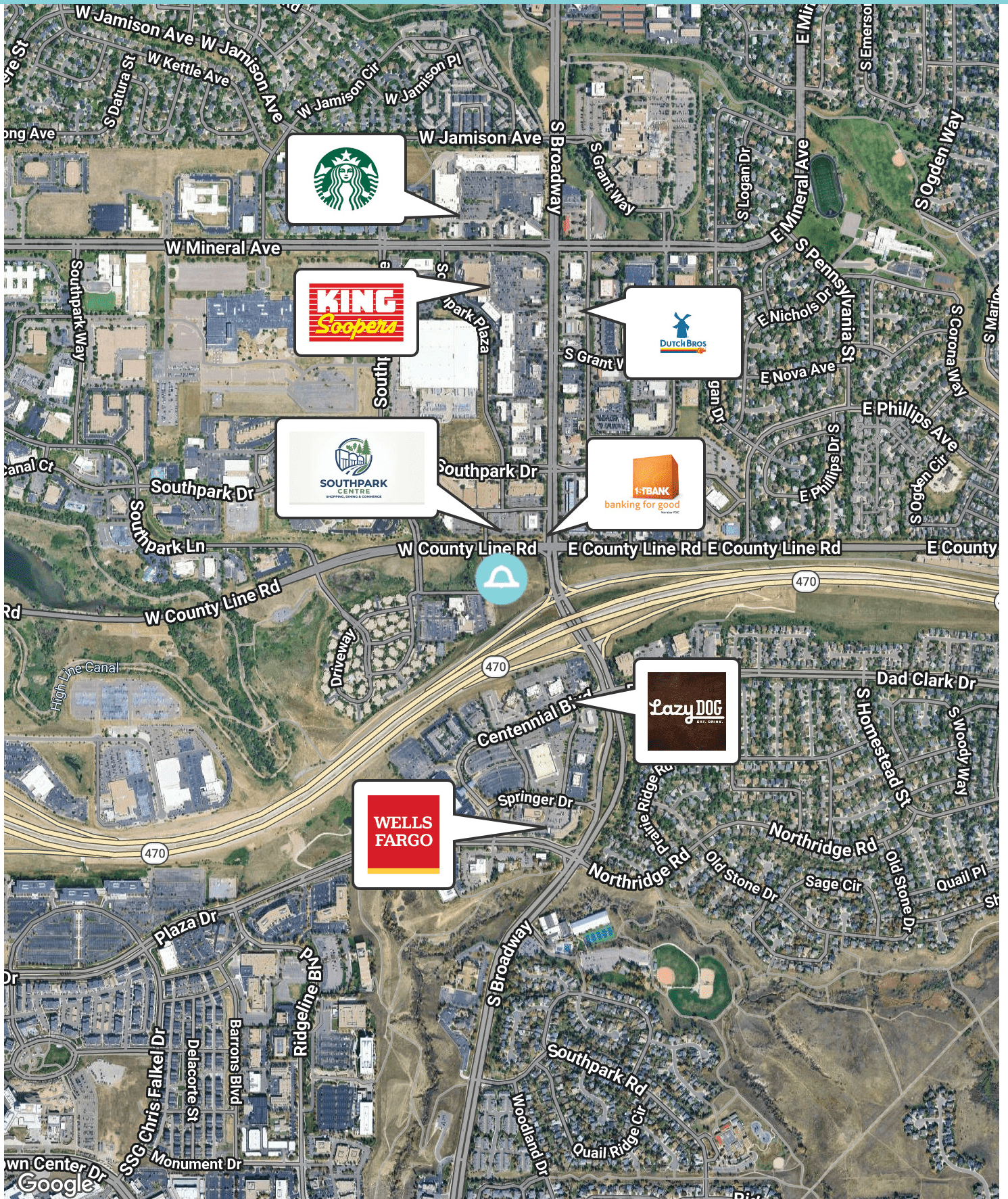
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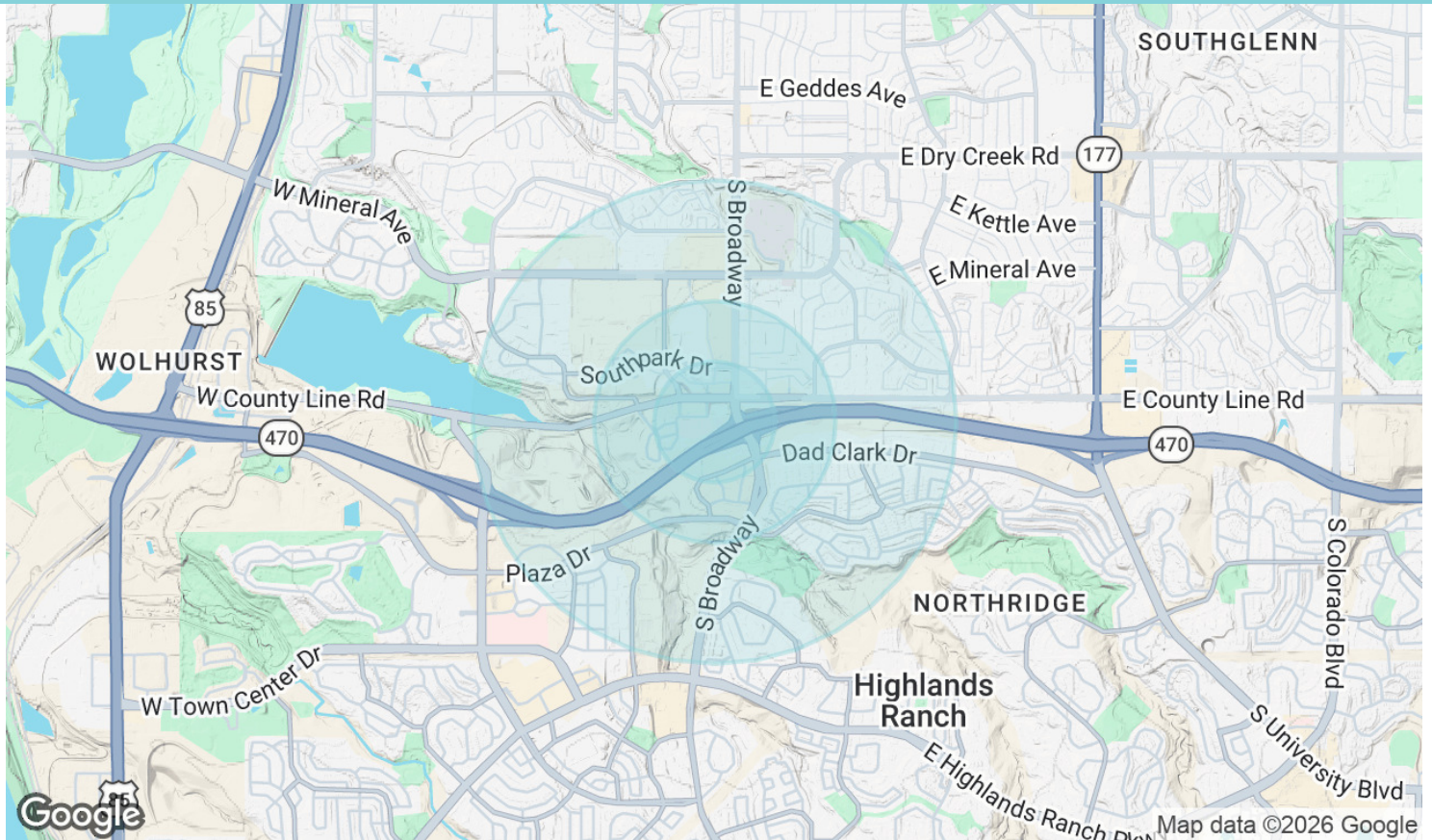
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Population

	0.25 Miles	0.5 Miles	1 Mile
Total Population	330	1,440	8,396
Average Age	36.8	39.2	41.6
Average Age (Male)	35.9	38.2	41.8
Average Age (Female)	38.3	40.8	42.5

Households & Income

	0.25 Miles	0.5 Miles	1 Mile
Total Households	147	603	3,359
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$132,498	\$141,388	\$153,365
Average House Value	\$660,343	\$630,595	\$626,925

2023 American Community Survey (ACS)

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Tony Miranda

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Director

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