



3674 W 38th Avenue, Denver, CO, 80211

OFFERED AT: **\$2.75** million



PROPERTY DETAILS



LOT SIZE:
14,865 SQFT



PROPOSED UNITS
43



DAILY CAR
COUNT
25,000



ZONING:
U-MS-3



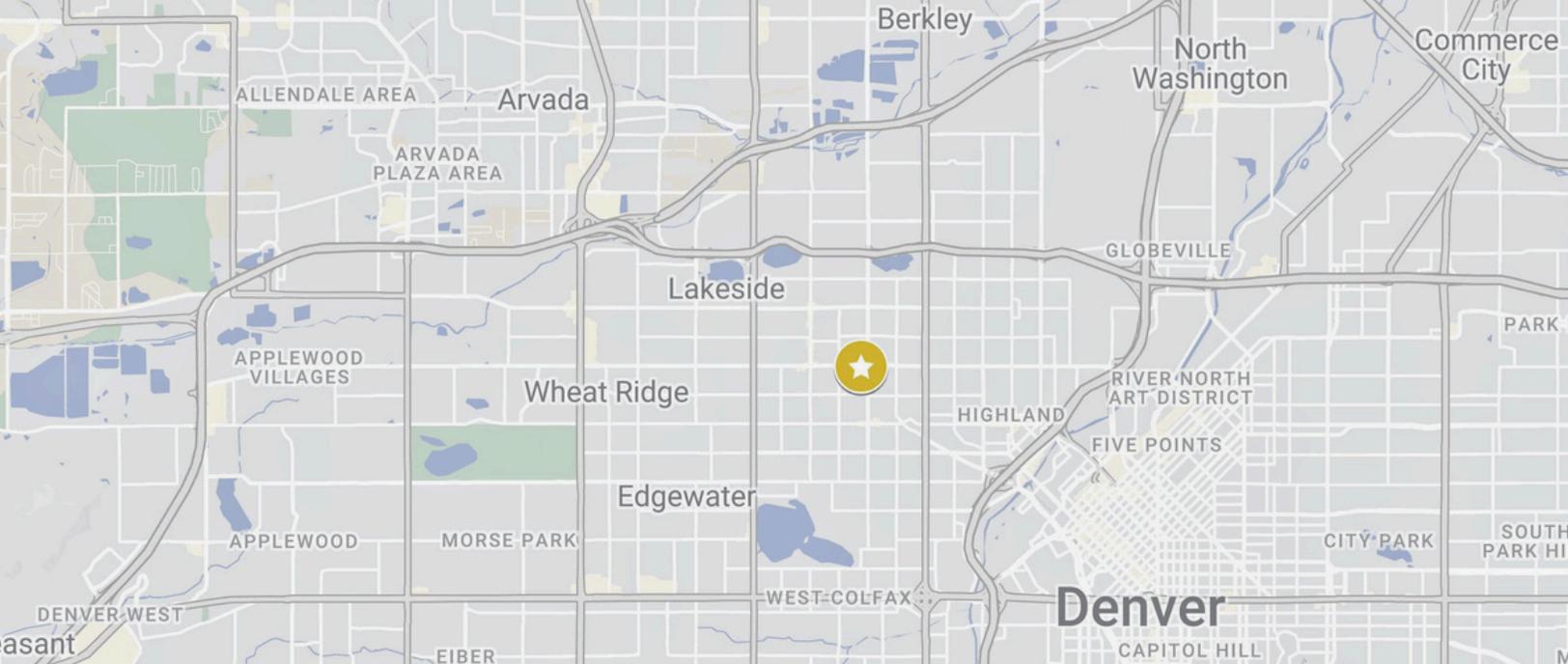
ENVIRONMENTALLY
CLEAN



LAND BASIS
PER UNIT
\$62K

Gilda Zaragoza | Managing Broker
646.526.8682 | gilda@invalescoRE.com





Perfect opportunity to develop a prime piece of land in West Highlands zoned for mixed-use up to three stories! Site is located in West Highlands walking distance from Highlands Square and Tennyson Street.

A plan for 43 apartments has been conceptually approved by the City of Denver and is ready for building permit plan submission.

Buyer to negotiate purchase of conceptual plans with third party to obtain right to use these plans.

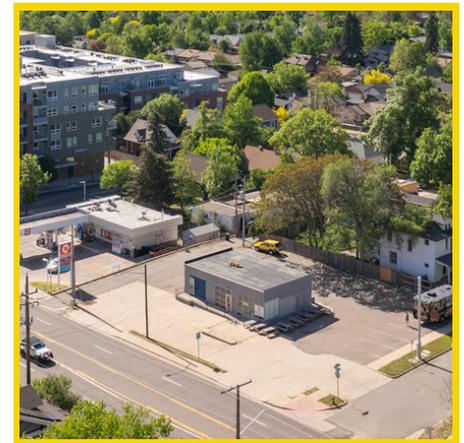
Offered at \$2.75 million

Due Diligence Documents Available:

- Conceptual Plans Completed
Full Construction Documents still to be designed and paid for by Buyer.
- Improvement Location Certificate (ILC)
- Soils & Foundation Report
- Phase 1 & 2 Environmental Study

Expected Monthly Rentals:

- Studios at \$1400 *verified by comps*
- One bedrooms at \$1500 - \$1800 *verified by comps*



GILDA ZARAGOZA

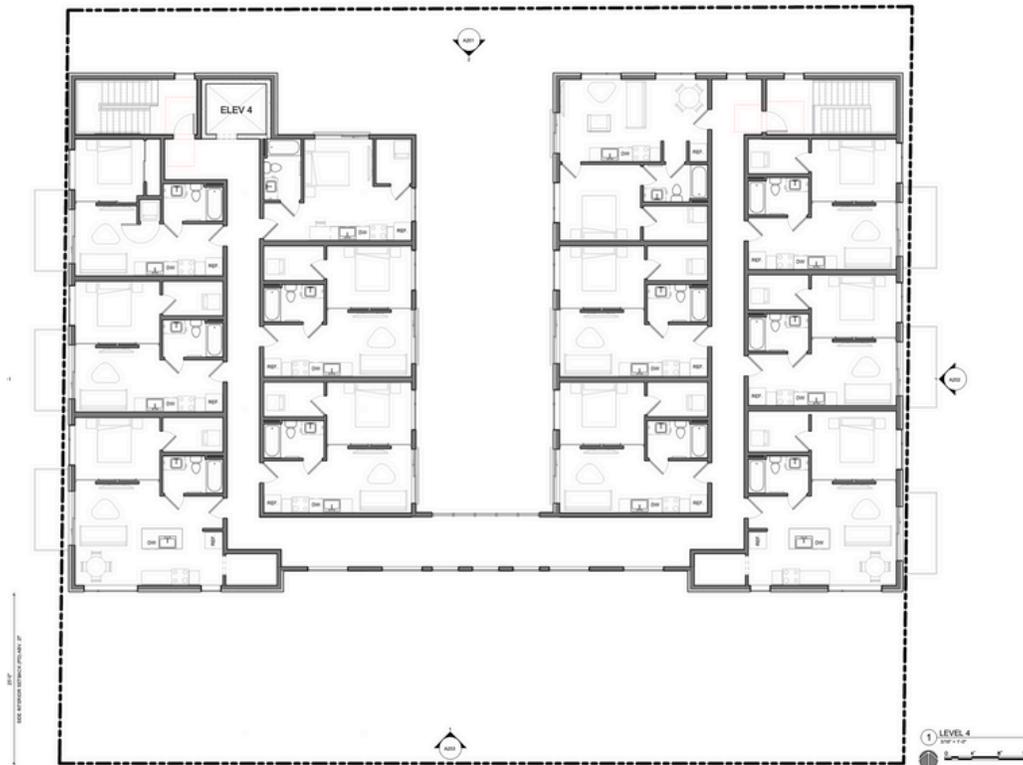
Managing Broker

646.526.8682 | gilda@invalescoRE.com





LEVEL 3



LEVEL 4

WEST HIGHLANDS

POPULATION

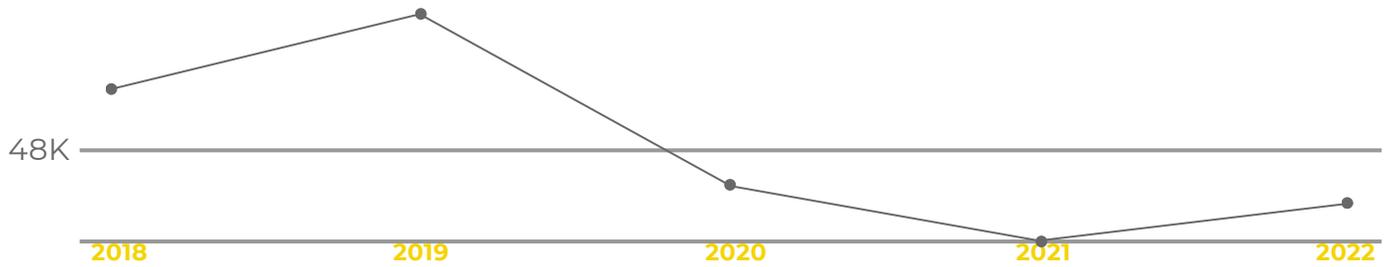
47.3K

▲ 1%

▼ -2%

Compared to 46.9k in 2021

Compared to 48.8k in 2018



HOUSEHOLD INCOME

\$112K

Median Income

\$124K

2028 Estimate

▲ 11%

Growth Rate

AGE DEMOGRAPHIC

36

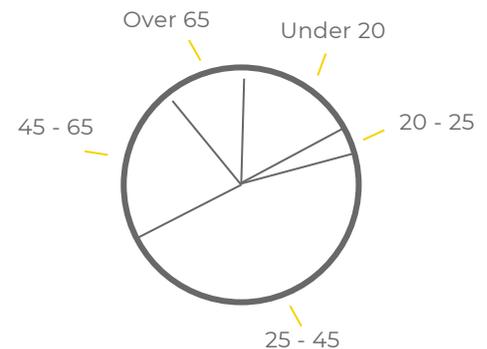
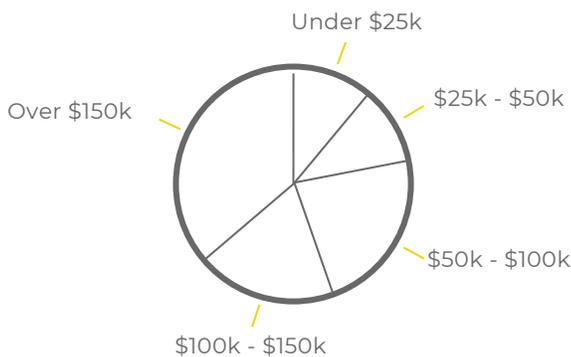
Median Age

41

2028 Estimate

▲ 15%

Growth Rate

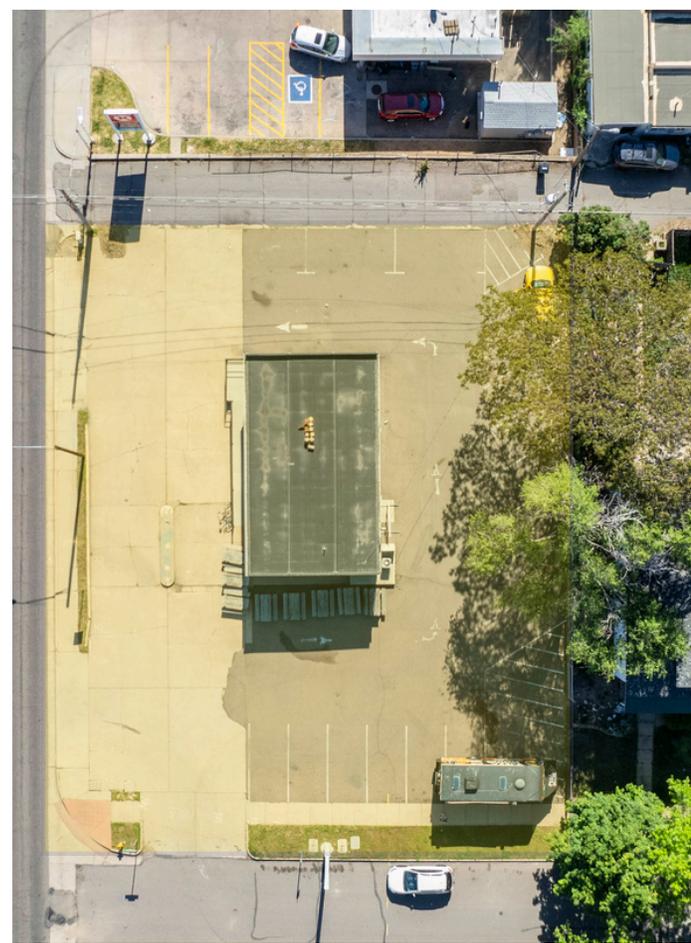


GILDA ZARAGOZA

Managing Broker

646.526.8682 | gilda@invalescoRE.com





GILDA ZARAGOZA
Managing Broker
646.526.8682 | gilda@invalescoRE.com





GILDA ZARAGOZA
Managing Broker
646.526.8682 | gilda@invalescoRE.com

