

FOR SALE

7.81 ACRES IN BRIGHTON, CO



MALMAN
REAL ESTATE



Property Highlights

- » Development potential, situated ~ 2 miles East of I-25, on East Bromley Lane near S 27th Avenue.
- » Surrounded by extensive neighborhoods, with strong incomes, to the N, E & W and located within the Enterprise Zone.
- » Opportunity to define zoning, conforming to the City's future land use (currently "Mixed Use Commercial").
- » Seller carried financing will be considered.

Property Details

Land Size	7.81 Acres (340,482 SF)
Zoning	Undesignated PUD
Taxes	\$31,104.84

Ask Price: \$1,000,000

For more information:

SHANE ROBSON

512-450-8203

shane@malmancree.com

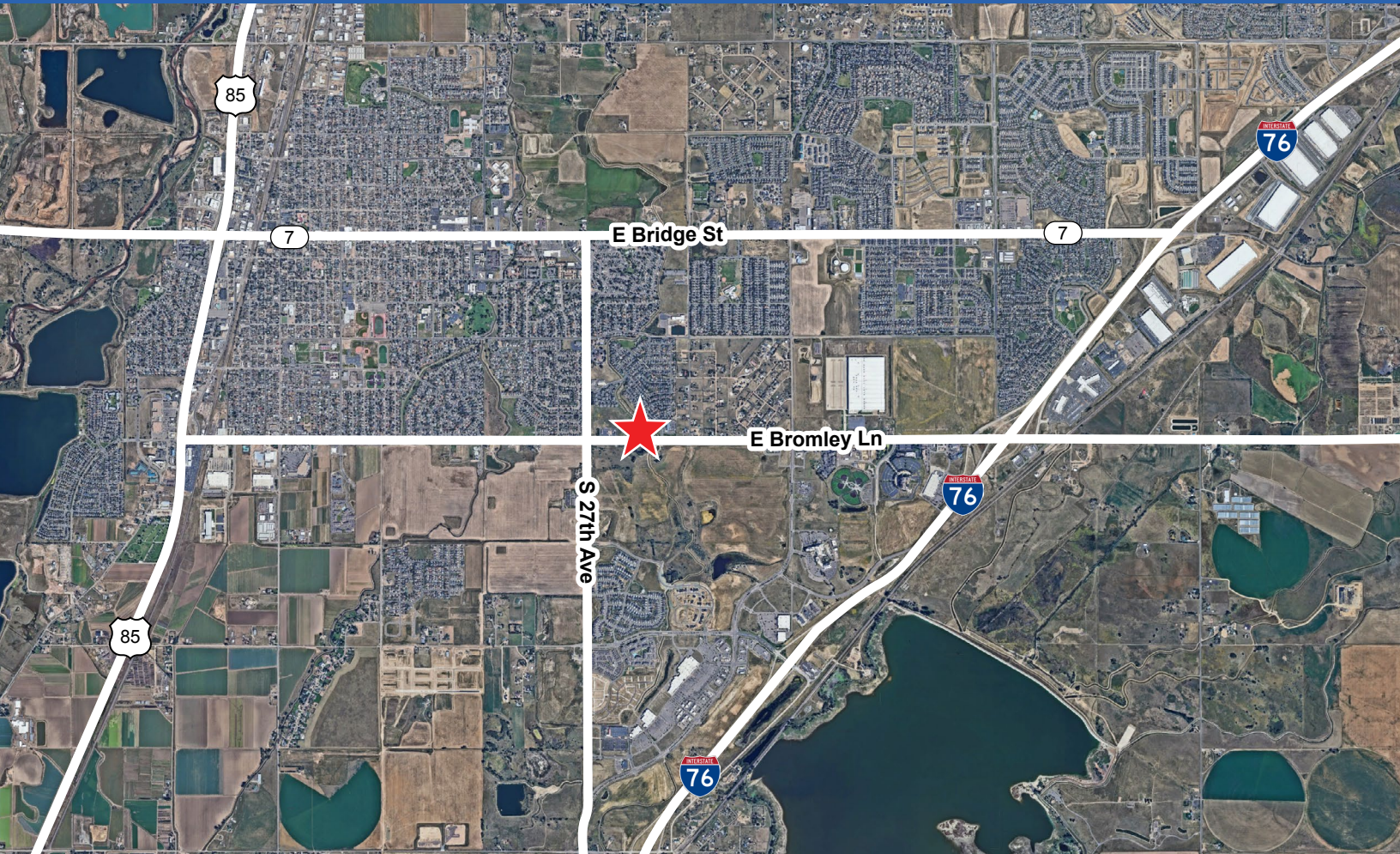
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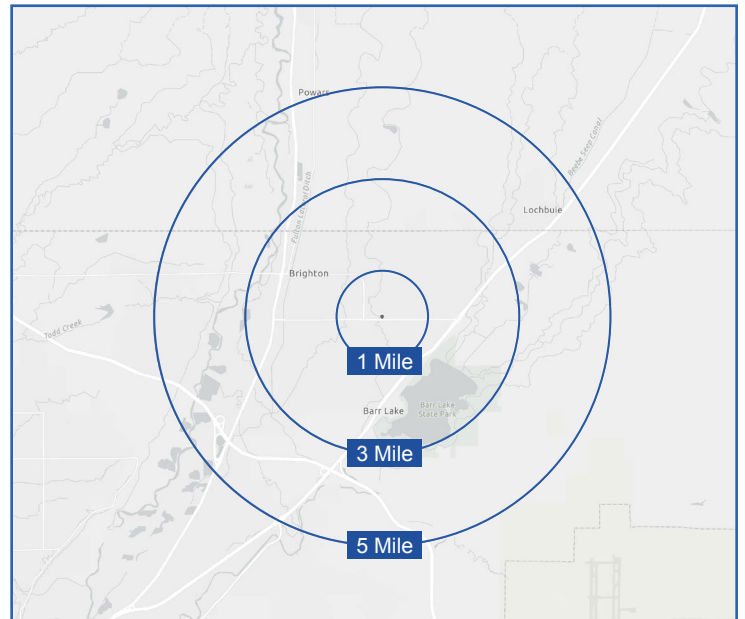
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Demographics - 2025

	1 - MILE	3 - MILE	5 - MILE
Population	8,127	47,422	66,200
Median Age	36.6	34.7	35.3
Total Households	2,717	15,818	22,043
Median Household Income	\$97,512	\$107,268	\$113,566
Daytime Employment	1,986	17,210	23,779

Ask Price: \$1,000,000



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