



Site is zoned for *self storage*,  
sale includes finished plans.

*For Sale!*

**ONE**

**9911 RENAUD ST**  
CONIFER, CO

COMMERCIAL  
LAND

**\$650,000**

OFFERED AT

**50,030 SF**

LOT SIZE

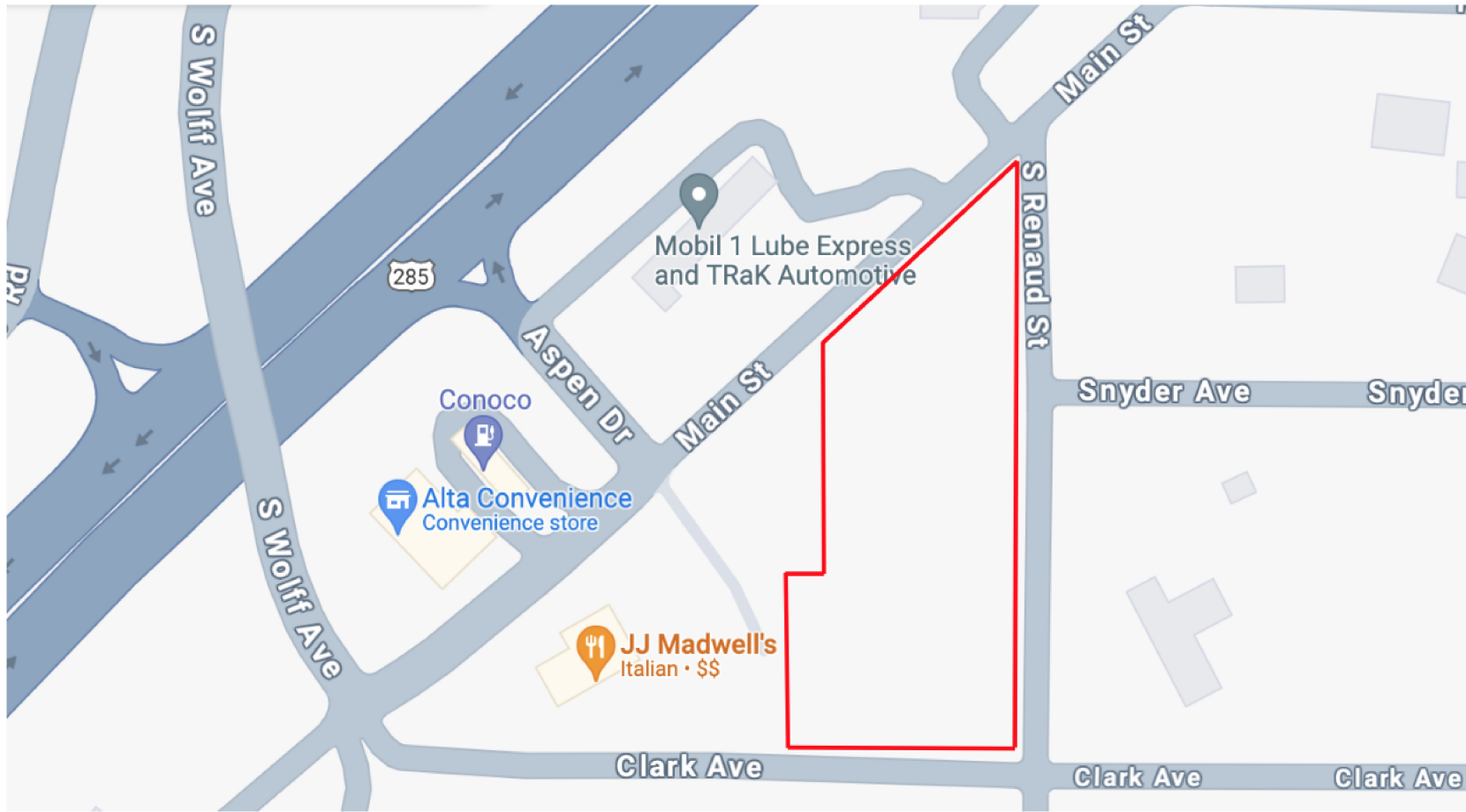
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ACRES

PROPERTY TYPE: **LAND**

### Prime Development Opportunity in Conifer, Colorado

Nestled in the picturesque town of Conifer, this exceptional land parcel presents a rare opportunity for savvy investors and developers. Situated conveniently just off Main Street, the site spans an ideal location for a self-storage development. Includes a pre-approved zoning for such a project, this parcel eliminates hurdles, making it a turnkey investment. The meticulous drawings and designs, already in place, seamlessly blend functionality with aesthetic appeal. With a vision for growth and efficiency, this ready-to-develop land offers a strategic and hassle-free entry into the growing real estate market of Conifer. Secure your stake in this promising venture today and be part of the town's growing success.



2021 Total Population	8,087
2016-2021 Annual Rate	0.96%

2021 Housing Units	3,749
Owner Occupied Housing Units	76.4%
Renter Occupied Housing Units	11.5%

### 2021 Households by Income

Household Income Base	3,299
<\$15,000	2.6%
\$15,000 - \$24,999	2.2%
\$25,000 - \$34,999	3.9%
\$35,000 - \$49,999	4.4%
\$50,000 - \$74,999	11.0%
\$75,000 - \$99,999	14.4%
\$100,000 - \$149,999	33.8%
\$150,000 - \$199,999	15.7%
\$200,000+	12.0%
Average Household Income	\$132,637

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