

FOR SALE

3.9 AC Corner Lot

121st Ave And Pecos St | Westminster, CO 80234



**SUBJECT PROPERTY**  
APN: R0024057

CONTACT:

**GREG KNOTT**

EXECUTIVE VICE PRESIDENT  
303.512.1156  
gknott@uniqueprop.com

**EARL DUFFY**

SENIOR BROKER ASSOCIATE  
303.512.2732  
eduffy@uniqueprop.com

**RICHARD BOWLER**

SENIOR BROKER ASSOCIATE  
720.881.6338  
rbowler@uniqueprop.com

UNIQUE PROPERTIES  
400 S. BROADWAY  
DENVER, CO 80209  
(p) 303.321.5888  
(f) 303.321.5889  
WWW.UNIQUEPROP.COM



## OFFERING SUMMARY

<b>Sale Price:</b>	\$2,200,000
<b>Lot Size:</b>	3.9253 Acres
<b>APN #:</b>	R0024057
<b>Zoning:</b>	Park Centre PUD
<b>City/County:</b>	Westminster/Adams
<b>Water/Sewer:</b>	City of Westminster
<b>Utilities:</b>	Gas/Electric,Fiber,Water/Sewer, to Site
<b>Taxes 2023:</b>	\$30,590

## PROPERTY OVERVIEW

This 3.9-acre lot in Westminister, CO is perfectly situated in a rapidly expanding area adjacent to the bustling I-25 corridor. Boasting versatile zoning, this property offers a myriad of possibilities from flex, hospitality, retail and commercial spaces and more. Its prime location ensures unparalleled visibility and accessibility, making it an ideal canvas for investors and entrepreneurs seeking to capitalize on Colorado's largest interstate highway, fostering a dynamic environment for growth and success in an ever-evolving market.

TRAFFIC COUNTS: 120th Ave: 40,366 VPD (2022)  
 Pecos St: 11,022 VPD (2022)

## PROPERTY HIGHLIGHTS

- Corner Lot
- Multiple Uses Allowed
- Close Proximity to I-25
- Large Growth Area with Solid Demographics







	1 MILE	2 MILES	3 MILES
Total households	4,909	20,574	45,411
Total persons per hh	2.2	2.5	2.7
Average hh income	\$86,247	\$93,494	\$101,540
Average house value	\$345,808	\$334,102	\$349,301

	1 MILE	2 MILES	3 MILES
Total population	10,834	51,820	120,841
Median age	36.6	36.3	37.0
Median age (male)	34.2	36.2	36.7
Median age (female)	38.8	36.2	37.3

## About Westminster

Smack dab between Denver and Boulder, Westminster has prime proximity to both the exceptional intellectual capital available in Boulder, as well as the incredible millennial workforce in the Denver metro area. It is also right in the heart of the U.S. 36 Tech Corridor connecting Denver to Boulder!

The City of Westminster is a home rule municipality located in Adams and Jefferson counties, Colorado, United States. The city population was 116,317 at the 2020 United States Census with 71,240 residing in Adams County and 45,077 residing in Jefferson County. Westminster is the eighth most populous city in Colorado.

