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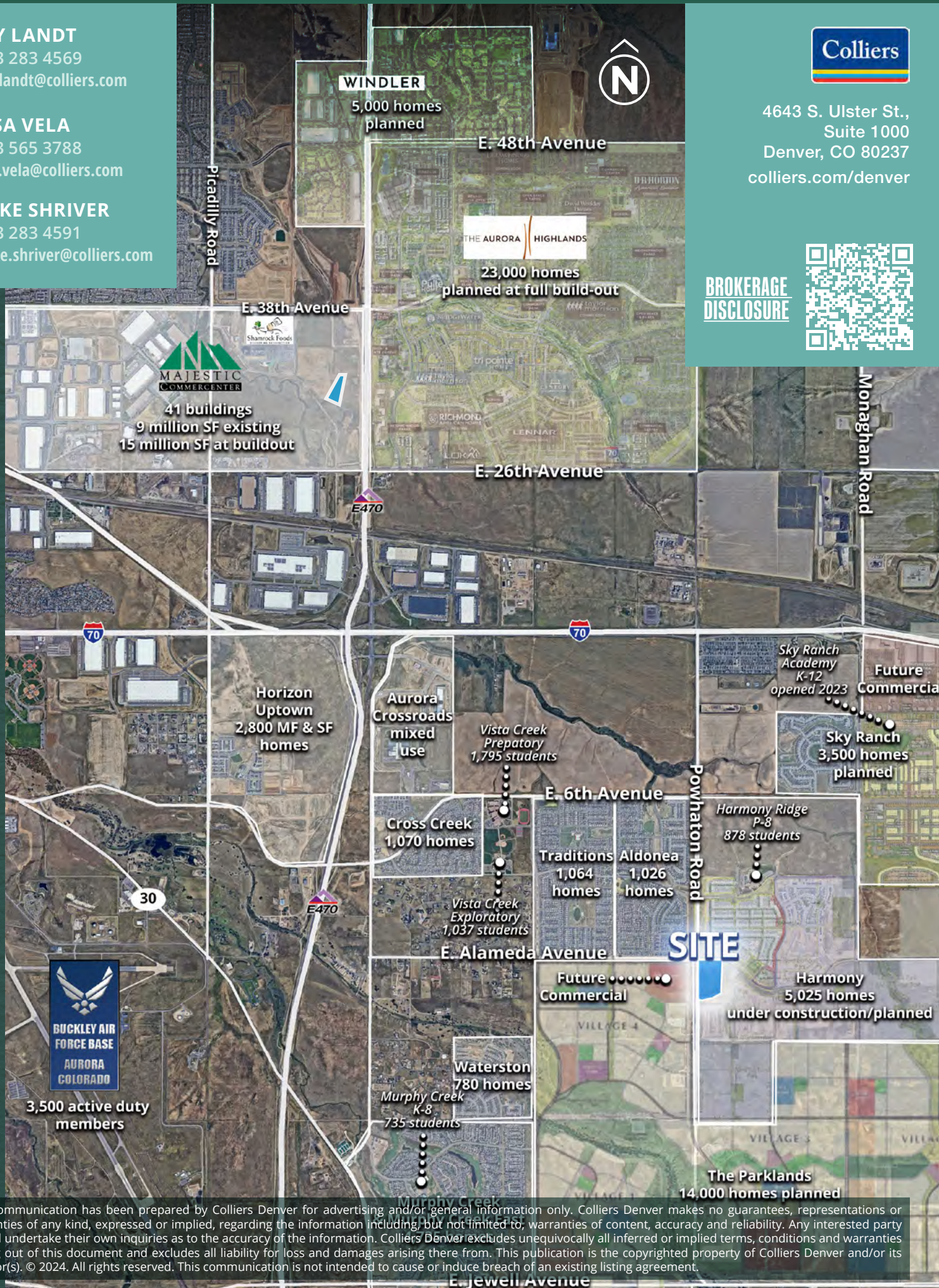
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BROKERAGE  
DISCLOSURE



SEC  
Alameda  
& Powhatan  
Aurora, CO 80018

Centrally located in the massive development boom of eastern Aurora

20 AC Retail  
Land for Sale

### Contact Brokers for Pricing

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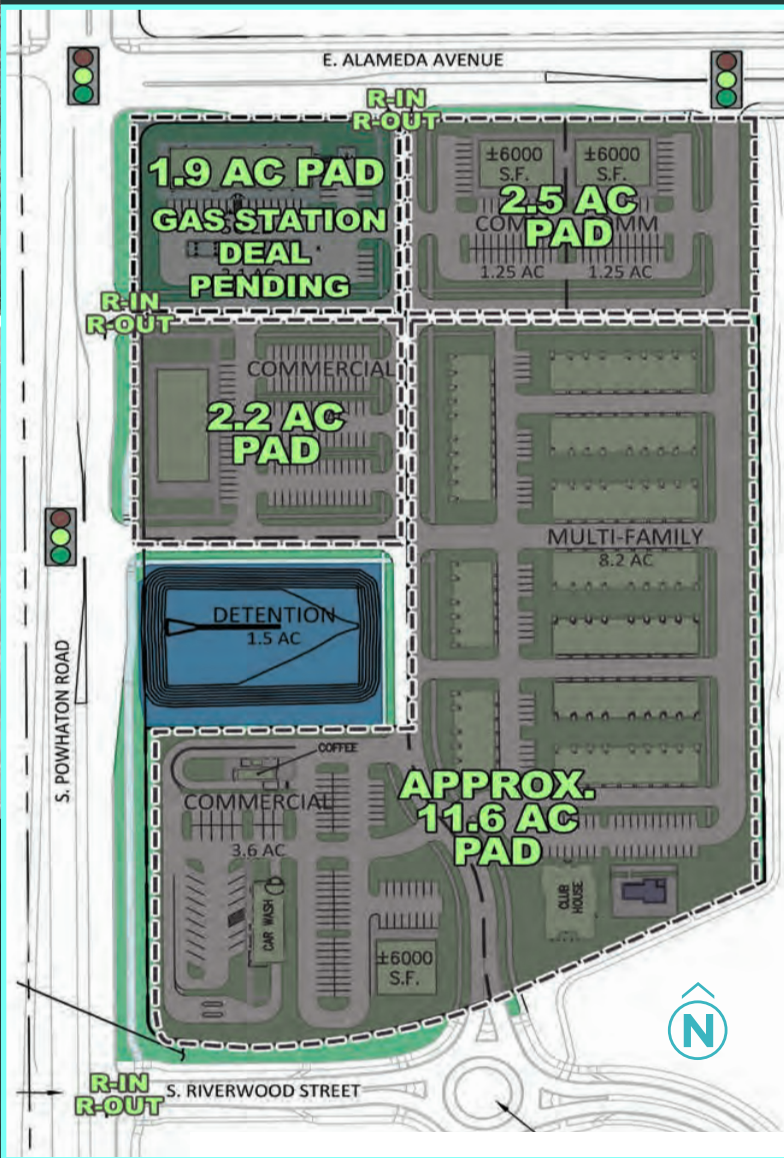


4643 S. ULSTER ST.  
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Over 30k homes under construction/  
planned in a 3-mile radius

Over 5k homes planned/under  
construction in the immediate area

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## HIGHLIGHTS

Land Size: Up to 20 AC  
 Price: Contact Listing Broker  
 Zoned: MUC  
 Approved for up to 400 residential units

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population 2023	6,042	17,834	28,942
Total Population 2028	7,195	20,919	33,974
Total Daytime Population	3,058	10,944	22,550
Average HH Income	\$129,689	\$135,418	\$127,815

ESRI 2024 Estimates

### TRAFFIC COUNTS

- E470 n/o E. 6th Ave.: 28,234 VPD
- E470 s/o E. 6th Ave.: 27,659 VPD
- S. Gun Club Rd. n/o E. Alameda Ave.: 9,393 VPD
- S. Gun Club Rd. s/o E. Alameda Ave.: 15,232 VPD

MPSI 2022 Estimates

