



Lots for sale or lease

29339 US Hwy 40
 Evergreen, CO 80439

Highlights

- Announcing plans for the new Marriott TownPlace Suites & the relocation of El Rancho Colorado Brewery
- Premier retail opportunity in Evergreen
- Pad sites vary in range - contact broker for details
- Rare direct-frontage along I-70 with unmatched exposure to nearly 80,000 cars per day
- Quick, easy access to/from I-70

\$221K

Average household income within 5 miles

\$1.1M

Average home value within 1 mile

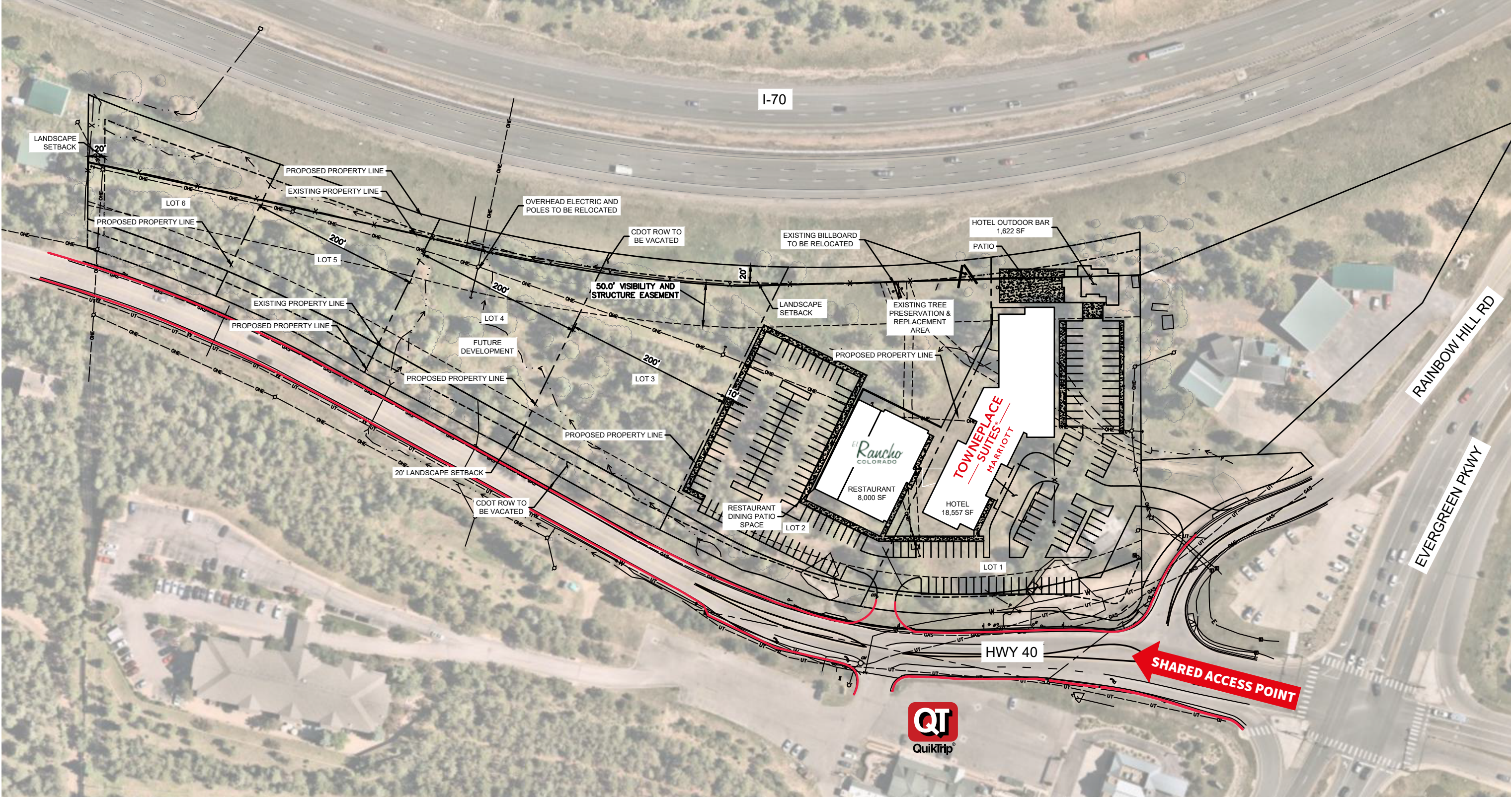
80K

Average daily traffic count on I-70

C-1

Commercial-1 zoning district

Site Development Plan



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Brokerage Disclosure

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