

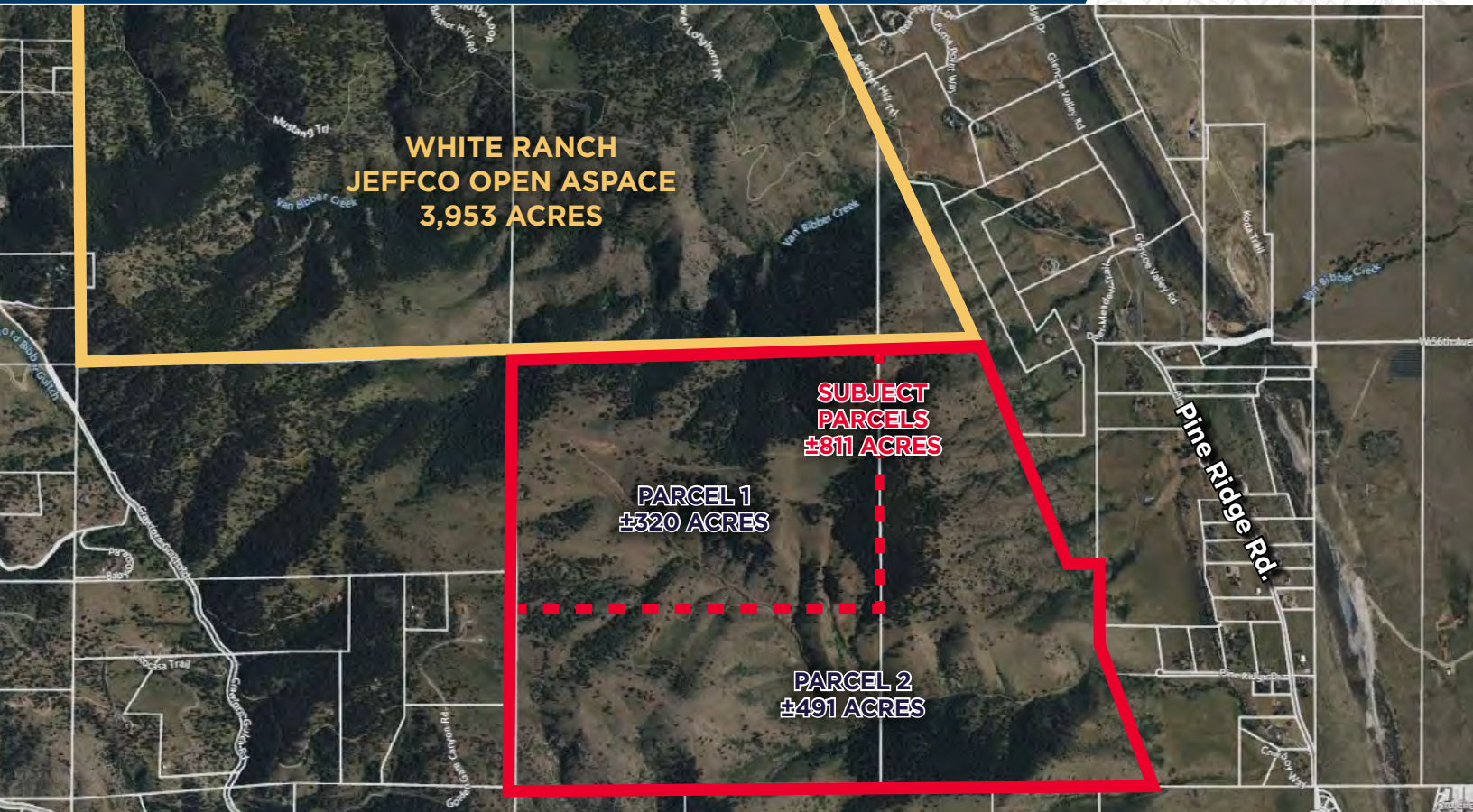


CUSHMAN &
WAKEFIELD

FOR SALE

Golden Front Range Land

Golden, Colorado



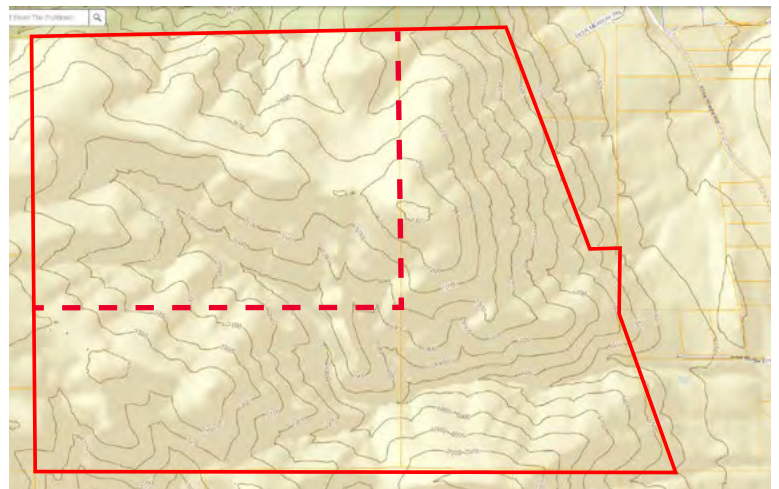
±811 Acres For Sale (Comprised of 2 Separate Adjoining Parcels)

Contact Broker for Pricing

The two separately owned sites offer tremendous views of the Front Range just outside of Golden, Colorado. Very few sites like this are left along the Front Range for purchase. These sites have been owned by a family for generations and have recently come available. The sites could be used in a number of different ways given the zoning. Open space, residential development, other commercial uses allowed under the A-2 zoning are all examples of permitted uses.

Property Features

Site Size	811 Acres
County	Jefferson
Current Zoning	A-2 (minimum 10-acre lot size)
Current Taxes	\$293.28





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DEMOGRAPHICS (CoStar)

	3-Mile	5-Mile	10-Mile
Population	504	15,404	171,233
Annual Growth (2010-2023)	1.7%	0.5%	1.0%
Avg. HH Income	\$165,060	\$136,071	\$133,296

For more information, please contact the
Rocky Mountain Land Services Raw Land:

Trevor Brown
Senior Vice President
+1 303 312 4208
trevor.brown@cushwake.com

Joey Dybevik
Senior Associate
+1 303 312 1901
joey.dybevik@cushwake.com

Mike Kboudi
Executive Managing Director
+1 303 312 4262
mike.kboudi@cushwake.com

1401 Lawrence Street, Suite 1100
Denver, Colorado 80202
T +1 303 292 3700
F +1 303 534 8270
cushmanwakefield.com

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