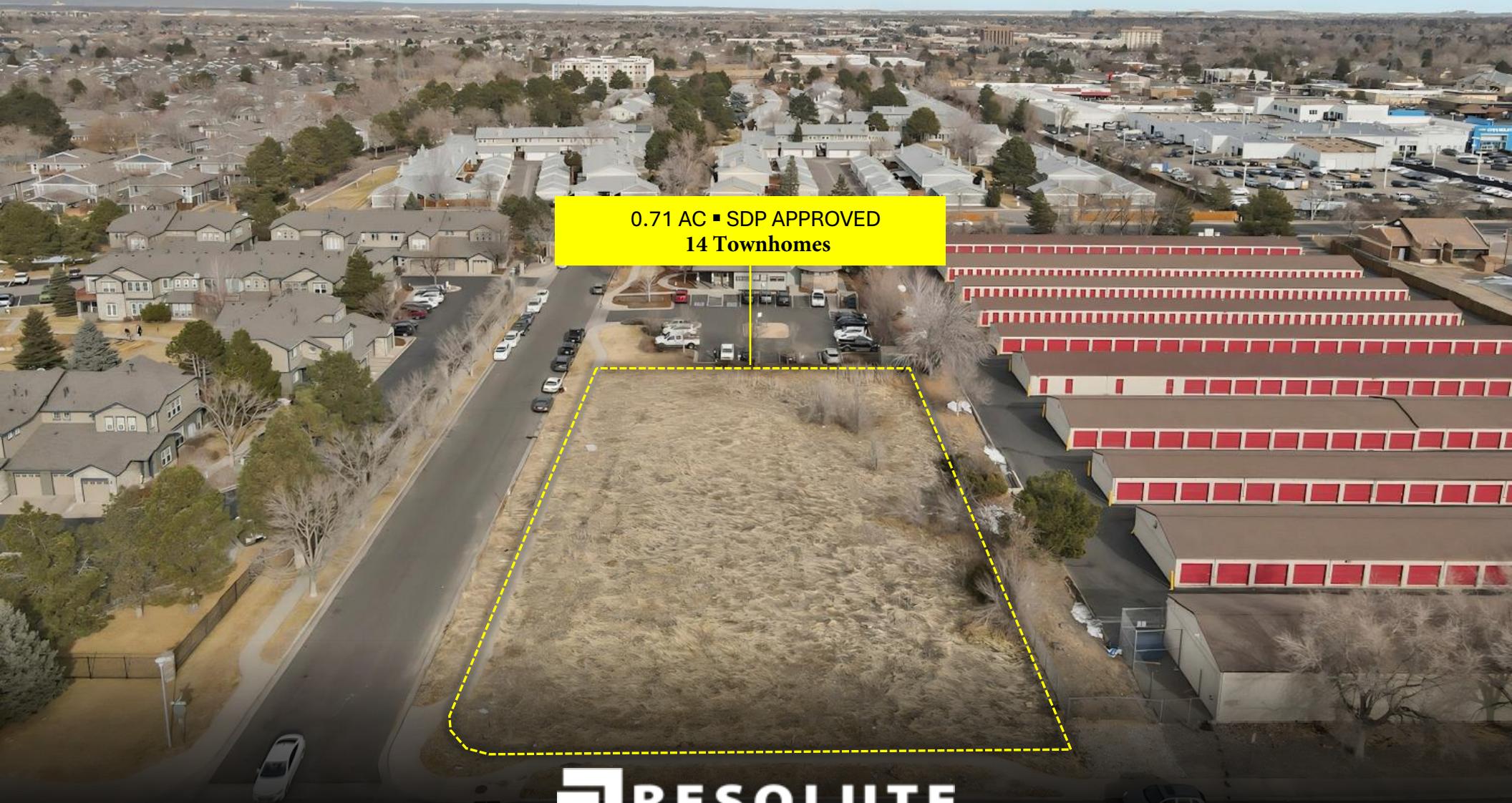


10209 E. WARREN AVENUE

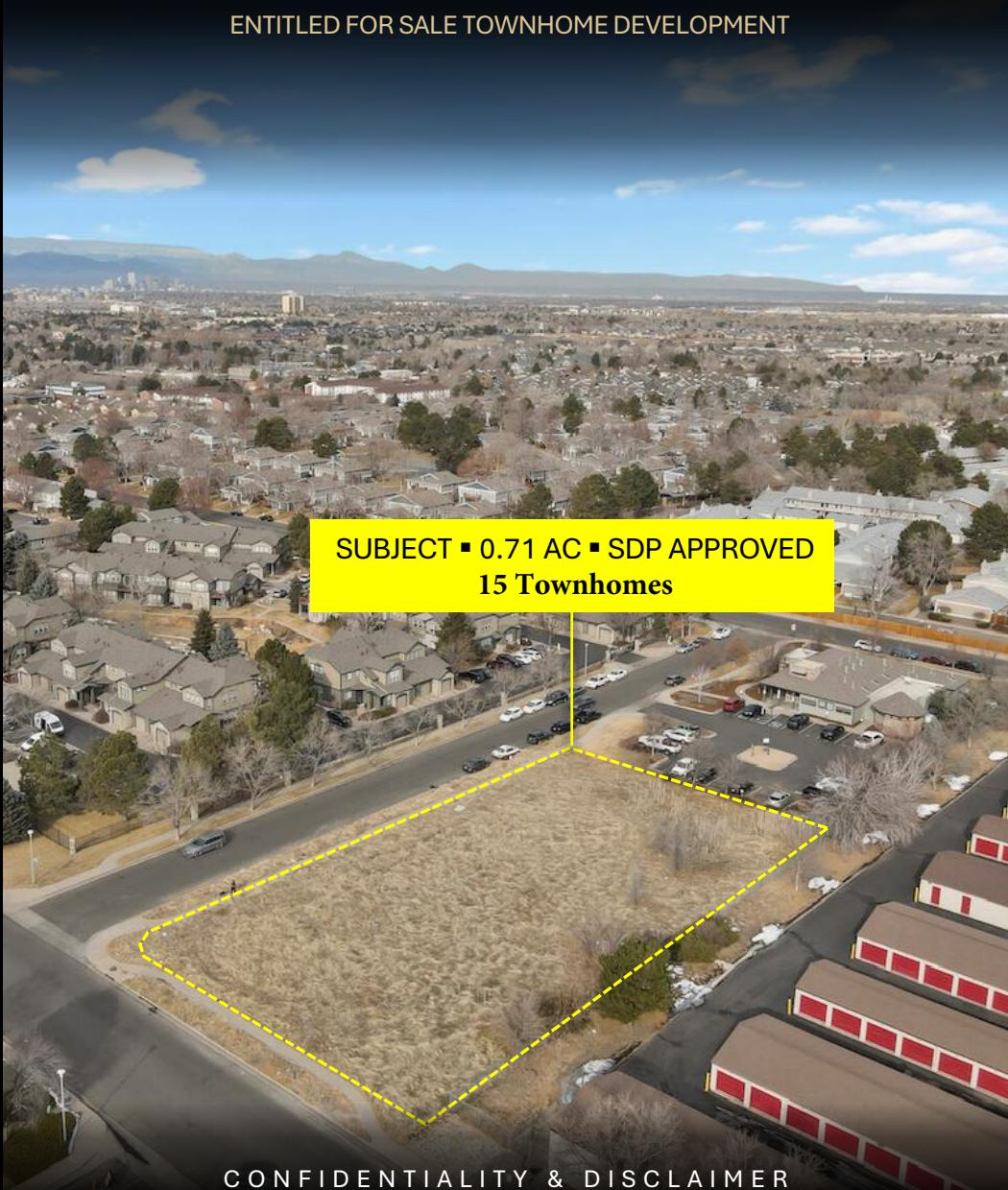
ENTITLED TOWNHOME DEVELOPMENT ▪ DENVER, CO 80247



 **RESOLUTE**
res-o-lute: firmly determined

SDP approved entitled townhome project in one of Denver's most connected and rapidly developing corridors

10209 E. WARREN AVENUE
ENTITLED FOR SALE TOWNHOME DEVELOPMENT



CONFIDENTIALITY & DISCLAIMER

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PROPERTY SUMMARY

TYPE	▪ Entitled For Sale Townhome Development
OFFERING PRICE	▪ \$1,300,000
UNIT COUNT	▪ 14 Townhomes
TOWNHOME TYPE	▪ 2 Bed 3 Bath
TOWNHOME SIZE	▪ ~1,450 SF

INVESTMENT HIGHLIGHTS

- ❖ Approved SDP for 14 townhomes
- ❖ 2 bed | 3 bath layouts
- ❖ ~1,450 SF per unit
- ❖ 1-car garages
- ❖ 0.71-acre site
- ❖ Close to Dayton Station, Cherry Creek State Park, and DTC
- ❖ Easy access to I-225, I-25, and Downtown Denver

[VIEW USE STANDARDS ▾](#)

OVERVIEW

THE PROPERTY

Presenting a rare opportunity to acquire an SDP approved entitled townhome project in one of Denver's most connected and rapidly developing corridors.

Located at 10209 E Warren Avenue, this .71-acre site is entitled for 14 townhomes, each thoughtfully designed to appeal to modern urban buyers but sized for families.

THE LOCATION

Strategically situated near Dayton Station, residents will enjoy easy access to both the Denver Tech Center and Downtown Denver — with downtown just a 20-minute drive or a quick light rail ride away. Proximity to Cherry Creek State Park, Kennedy Golf Course, and countless retail and dining options along the Havana and Parker corridors further enhance the appeal.

With strong demographics, low inventory of for-sale new construction, and increasing demand for high-quality for-sale product in Denver's southeast submarket, this project is primed for a successful build-and-sell execution.



SITE PLAN

Site Data Table		
ZONING		
ZONING	EXISTING	PROPOSED
ZONING	MU-C	MU-C
CONSTRUCTION INFORMATION		
CONSTRUCTION TYPE	IFC TYPE V-A -- PROTECTED WOOD FRAME	
BUILDING STORIES	3	
OCCUPANCY TYPE	2021 IRC R-3	
SPRINKLERS	NON-SPRINKLERED BUILDING PER IFC	
PROJECT SITE DATA		
	REQUIRED	PROPOSED
TOTAL SITE AREA	30946 SQ FT	30946.0
TOTAL NUMBER OF TOWNHOMES	N/A	14
BUILDING AREA	9843	8508.0
BUILDING HEIGHT	40	40
LANDSCAPED	15%	30%
BUILDING SETBACKS		
	REQUIRED (FT)	PROPOSED (FT)
NORTH SIDE SETBACK	5	5
SOUTH SIDE SETBACK	15	15
WEST SIDE SETBACK	15	15
EAST SIDE SETBACK	10	10

PARKING SPACES

	REQUIRED	PROPOSED
DRIVE AISLE WIDTH	24	24
PARKING SPACES	2/UNIT	28
SURFACE PARKING	N/A	14
ADA VAN ACCESSIBLE PARKING	1	1
BICYCLE PARKING	N/A	0
EV PARKING	N/A	0

LAND USE TABLE

	PERCENTAGE	PROPOSED (SQFT)
TOTAL SITE AREA	N/A	30948.0
BUILDING FOOTPRINT	31.8%	8508.0
HARDSCAPE	34.3%	13651.0
LANDSCAPE	33.9%	8787.0
TOTAL	100.0%	30948.0

