

8507 S Reed St

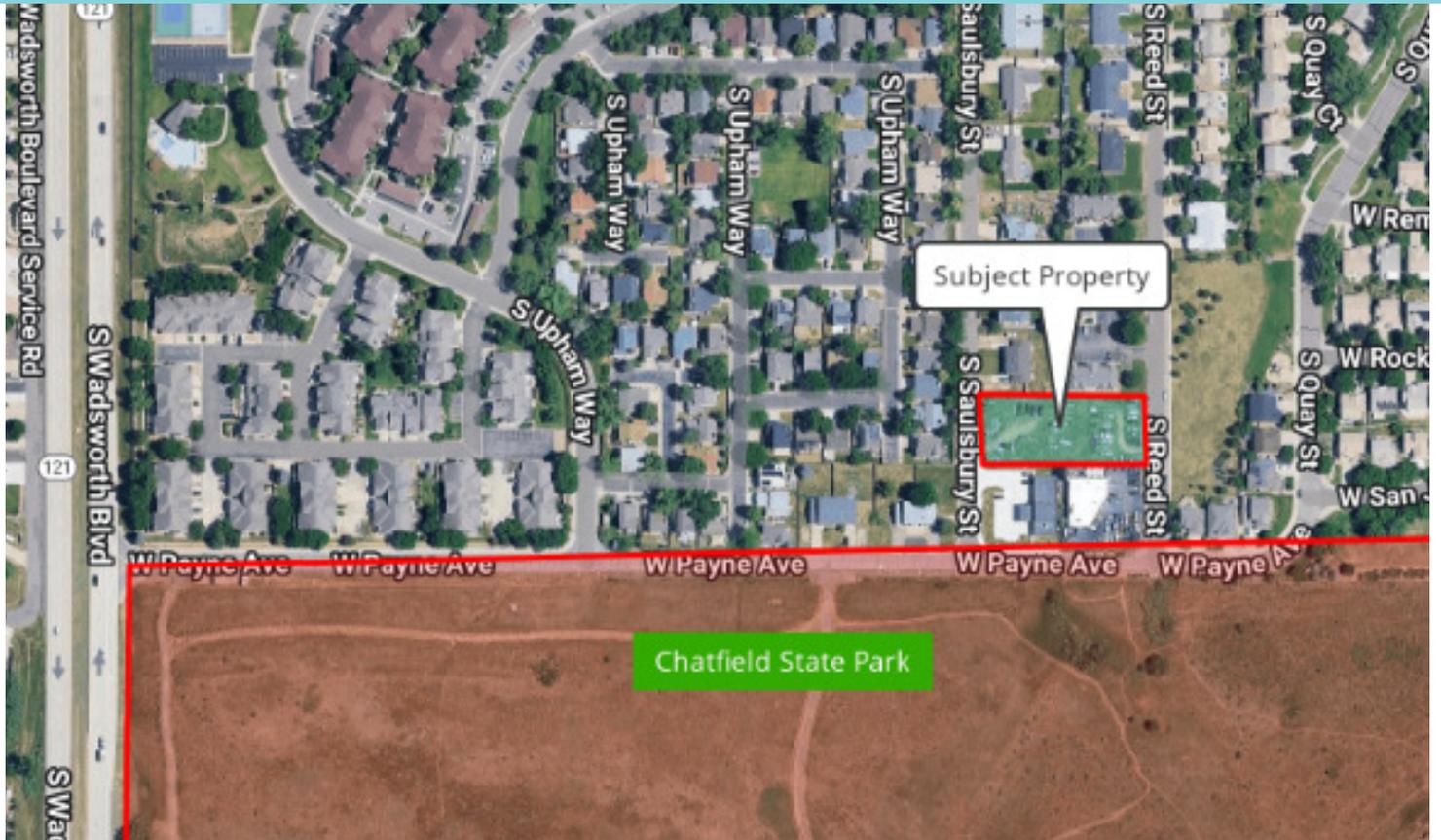
Littleton, CO 80128



FOR SALE

Tanner Clayton
720.404.3140
t.clayton@bellstreet.com





Property Description

Located in the highly desirable Littleton area, recently ranked the #1 Denver suburb by 5280 Magazine, this property offers an excellent opportunity for residential development. The site includes two parcels totaling 0.59 acres, with one zoned R-3 and the other R-1, providing flexibility for multifamily or single-family projects. The R-1 lot could be rezoned or used as open space or garden area, and the site could support multiple single-family homes based on nearby properties with the same zoning.

The elevated location provides views of Chatfield Reservoir and the Front Range, with quick access to Wadsworth Boulevard and C-470. Nearby schools, retail, and recreational amenities add to the site’s appeal. Surrounded by established neighborhoods and multifamily developments, this property offers a strong market for both rental and for-sale housing.

With rezoning potential on the R-1 parcel and the existing R-3 zoning already supporting higher-density options, this site presents an excellent opportunity for residential developers looking to create a well-positioned project in one of metro Denver’s most sought-after communities.

Property Highlights

- Flexible zoning: R-3 and R-1 parcels with potential for rezoning.
- Scenic views: Overlooks Chatfield Reservoir and the Front Range.
- Top location: Littleton, ranked #1 Denver suburb by 5280 Magazine, near major roads and established neighborhoods.

Offering Summary

| | |
|-------------|-----------|
| Sale Price: | \$599,999 |
| Lot Size: | 0.59 |
| Zoning: | R-3, R-1 |

| Demographics | 0.3 Miles | 0.5 Miles | 1 Mile |
|-------------------|-----------|-----------|-----------|
| Total Households | 747 | 1,060 | 3,027 |
| Total Population | 1,650 | 2,506 | 8,079 |
| Average HH Income | \$125,286 | \$134,652 | \$157,061 |

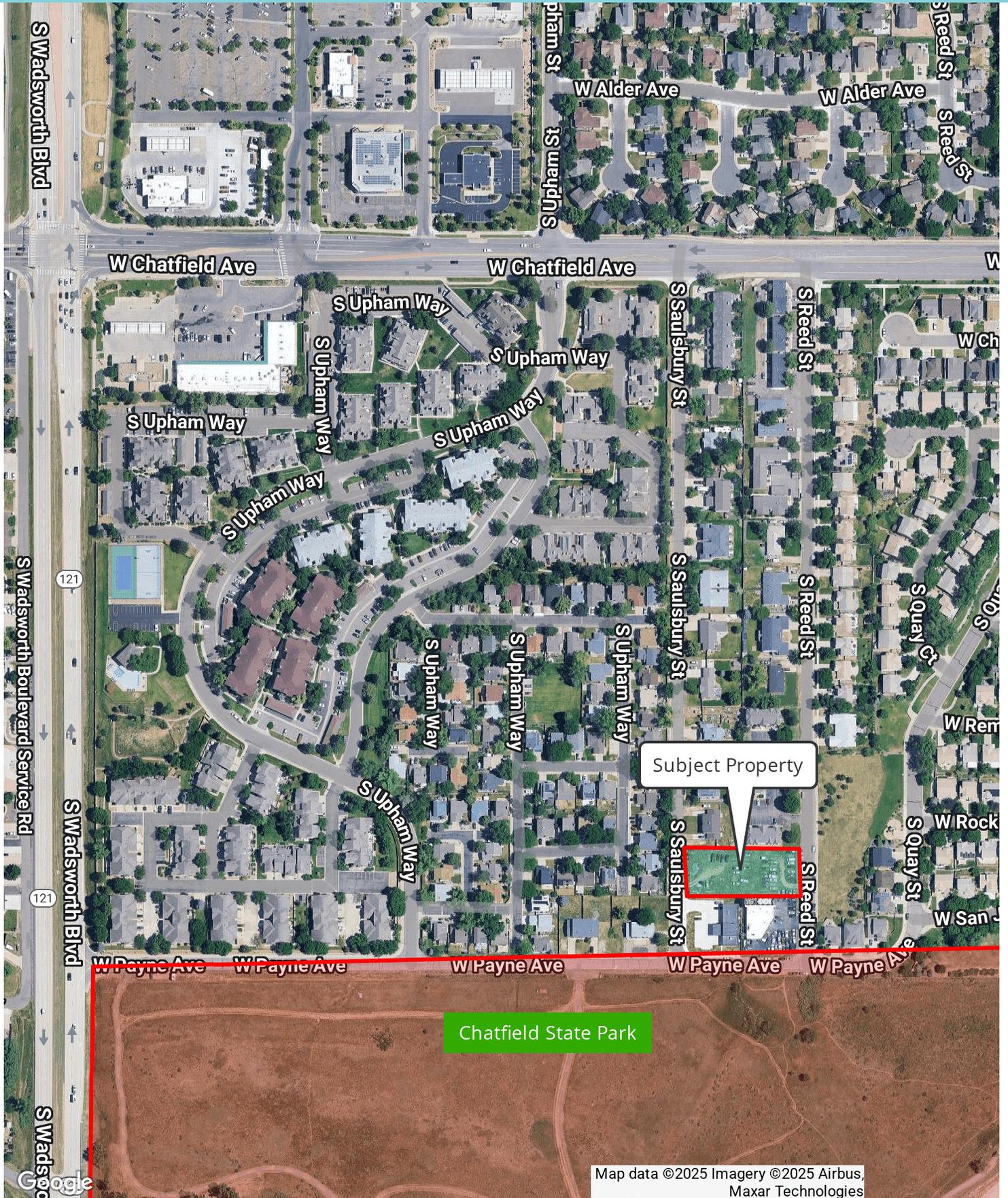
For Sale

8507 S Reed St Littleton, CO 80128



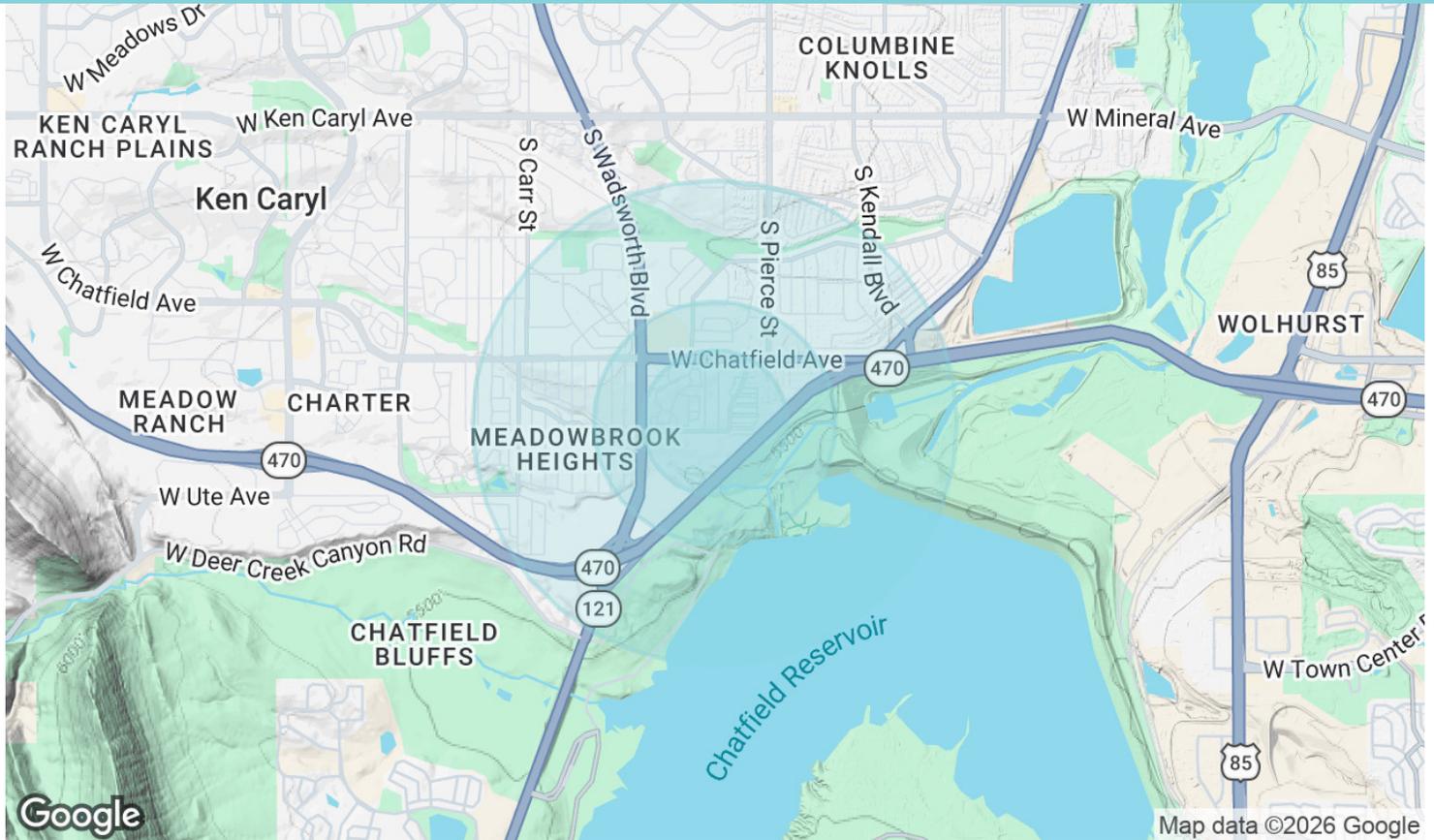
For Sale

8507 S Reed St Littleton, CO 80128



For Sale

8507 S Reed St Littleton, CO 80128



Population

| | 0.3 Miles | 0.5 Miles | 1 Mile |
|----------------------|-----------|-----------|--------|
| Total Population | 1,650 | 2,506 | 8,079 |
| Average Age | 39 | 40 | 42 |
| Average Age (Male) | 38 | 39 | 41 |
| Average Age (Female) | 40 | 41 | 43 |

Households & Income

| | 0.3 Miles | 0.5 Miles | 1 Mile |
|---------------------|-----------|-----------|-----------|
| Total Households | 747 | 1,060 | 3,027 |
| # of Persons per HH | 2.2 | 2.4 | 2.7 |
| Average HH Income | \$125,286 | \$134,652 | \$157,061 |
| Average House Value | \$548,101 | \$587,865 | \$671,581 |

Demographics data derived from AlphaMap