

CALIBER
COMMERCIAL GROUP

AVAILABLE
480.899.2400
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MERIDIAN - LAND FOR SALE

9665 MAROON CIRCLE ENGLEWOOD, CO 80112



SALE PRICE: \$13.75/s.f. (\$2,982,771)
DIVISIBLE TO 2 LOTS (\$1,600,000/ EA.)

DESCRIPTION:

- **APPX. 4.98 ACRES FOR SALE – ZONED PD – CITY OF ENGLEWOOD – CAN BE DIVIDED IN 2 LOTS OF APPX 2.5 ACRES EACH.**
- **OFFICE, MEDICAL, UP TO 52 CONDO UNITS, HOTEL, AND OTHER COMMERCIAL USES.**
- **RARE LAND SPACE AVAILABLE IN MERIDIAN.**
- **IMMEDIATE PROXIMITY TO BOTH I-25 AND C-470, AND ACROSS FROM LINCOLN LIGHT RAIL STATION.**
- **LOT SITS WITH DIRECT FRONTAGE OF THE JACK NICKLAUS DESIGNED MERIDIAN GOLF CLUB.**
- **INCREDIBLE VIEWS OF THE ROCKY MOUNTAINS.**



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4.96 Acres

1. Trizetto Corp. a Cognizant Company
2. Agilent Technologies
3. CSG International Corporate HQ
4. RTD Light Rail
5. 24 Hour Fitness
6. Hilton Hotels

| Population | 3 Mile | 5 Mile |
|---|-----------|-----------|
| 2021 Total Population: | 54,694 | 190,426 |
| Projected 2026 Population: | 64,976 | 210,743 |
| Projected Annual Growth 2021-2026: | 3.8% | 2.1% |
| Average Age: | 36.7 | 36.8 |
| Households | | |
| 2021 Total Households: | 21,792 | 72,414 |
| Projected Annual HH Growth 2021 – 2026: | 3.3% | 1.9% |
| Median Household Inc: | \$132,403 | \$127,784 |
| Avg Household Size: | 2.5 | 2.6 |
| Housing | | |
| Median Home Value: | \$550,360 | \$503,502 |
| Median Year Built: | 2004 | 2001 |