



11.79 Acre Development Site



625 31st Street
Evans, CO 80620



Property highlights

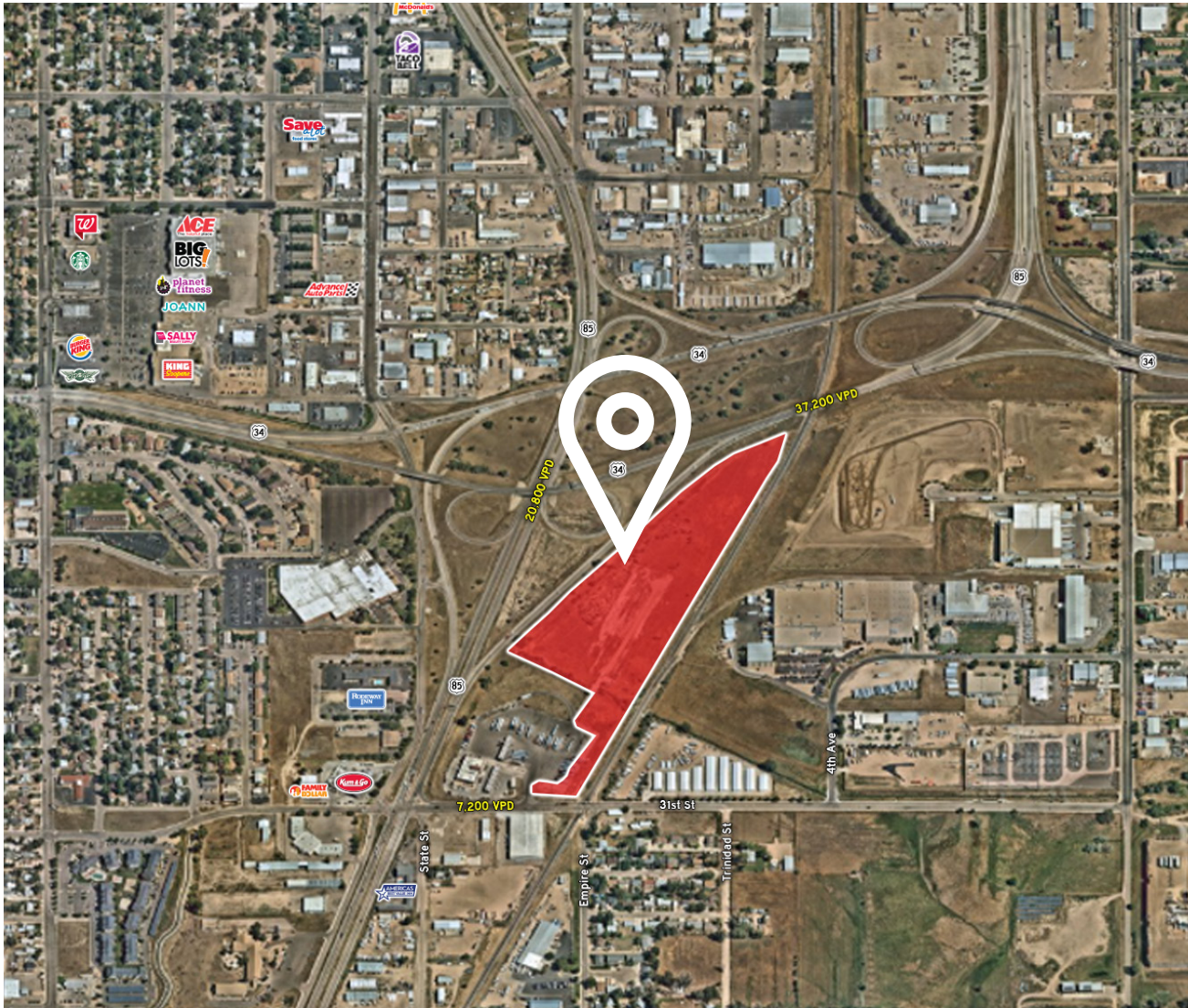
- Located at the intersection of Hwy 34 & Hwy 85
- Utilities in place including water, sewer, power, phone & internet
- Easy access via signalized intersection at 31st Street
- Located within the Hwy 85 Business Corridor Opportunity Zone
- Great visibility & exposure to more than 58,000 vehicles per day
- 1,700 feet of frontage on Hwy 34 & Hwy 85
- 85-RC-A zoning allows for a wide variety of uses

Demographics	1-mile	3-mile	5-mile
Population	11,075	74,982	125,345
Households	3,757	26,351	44,553
Avg HH Income	\$60,996	\$64,450	\$70,531
Total Employees	3,786	32,863	51,894

Source: Esri, 2020

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Address	625 31st St Evans, CO
Location	SEC Hwy 34 & Hwy 85
Land Area	11.79 AC (513,572 SF)
Zoning	85-RC-A
Description	US 85 Retail & Commercial Corridor - Auto District
Jurisdiction	City of Evans
Opportunity Zone	Yes

Contact

Adam Rubenstein
+1 303 257 1481
adam.rubenstein@am.jll.com

Sarah Alfano
+1 303 590 5232
sarah.alfano@am.jll.com

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