

# .84 ACRE PARCEL FOR RESIDENTIAL/COMMERCIAL DEVELOPMENT

15535 E 40th Ave, Denver, CO 80239

FOR SALE



## PROPERTY DESCRIPTION

Irregular rectangular sized parcel available for residential or commercial development. Purchase includes preliminary plans for the construction of Gateway Flats - a 32 unit, 4 floor proposed residential project.

## PROPERTY HIGHLIGHTS

- Currently zoned Gateway Airport Gateway Park Zone District
- In-fill play adjacent to established KFC
- Seller has designed and paid for proposed architectural plans that are included in the sales price.
- Priced to be extremely competitive in the market place
- Contact broker for more information and for copy of existing plans
- Property Taxes 2023 - \$3,189.00

## OFFERING SUMMARY

Sale Price:	\$875,000
Lot Size:	.84 Acre
Buildable Area:	.4585 Acre

## JEFFREY HIRSCHFELD, ED.D.

CO #ER001314346

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& CO. BROKERAGE INC.

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## ADDITIONAL PROPERTY HIGHLIGHTS

- The Airport Gateway Zoning is intended to provide a wide variety of compatible uses. A mix of residential, business, hotel and high technology based industry is permitted
- Surrounded by existing dense retail, industrial, commercial, hospitality, and residential i.e. (multi-tenant and single family homes) properties
- 10 minutes to Denver International Airport
- Explosive growth in the Gateway trade area driven by 24/7 traffic

## PROPOSED RESIDENTIAL DEVELOPMENT DETAILS - GATEWAY FLATS

- 40 units max allowed
- 4 floors x 8 units per floor = 32 proposed
- 27,366 SF total (not including roof deck)
- 38 parking spaces
- Approx. height = 40'0" (not including roof deck)
- Gross SF per floor = 6,826 SF
- Typical unit size range - 1 BR/1BA - 520 - 561/ net SF; 2 BR/1BA - 774- 850 net SF
- Plans were previously submitted to design review at the Paul's Corporation in December 2023 and approved. Submitted to the City and County of Denver via pre-application process but formal entitlement process has not been completed.

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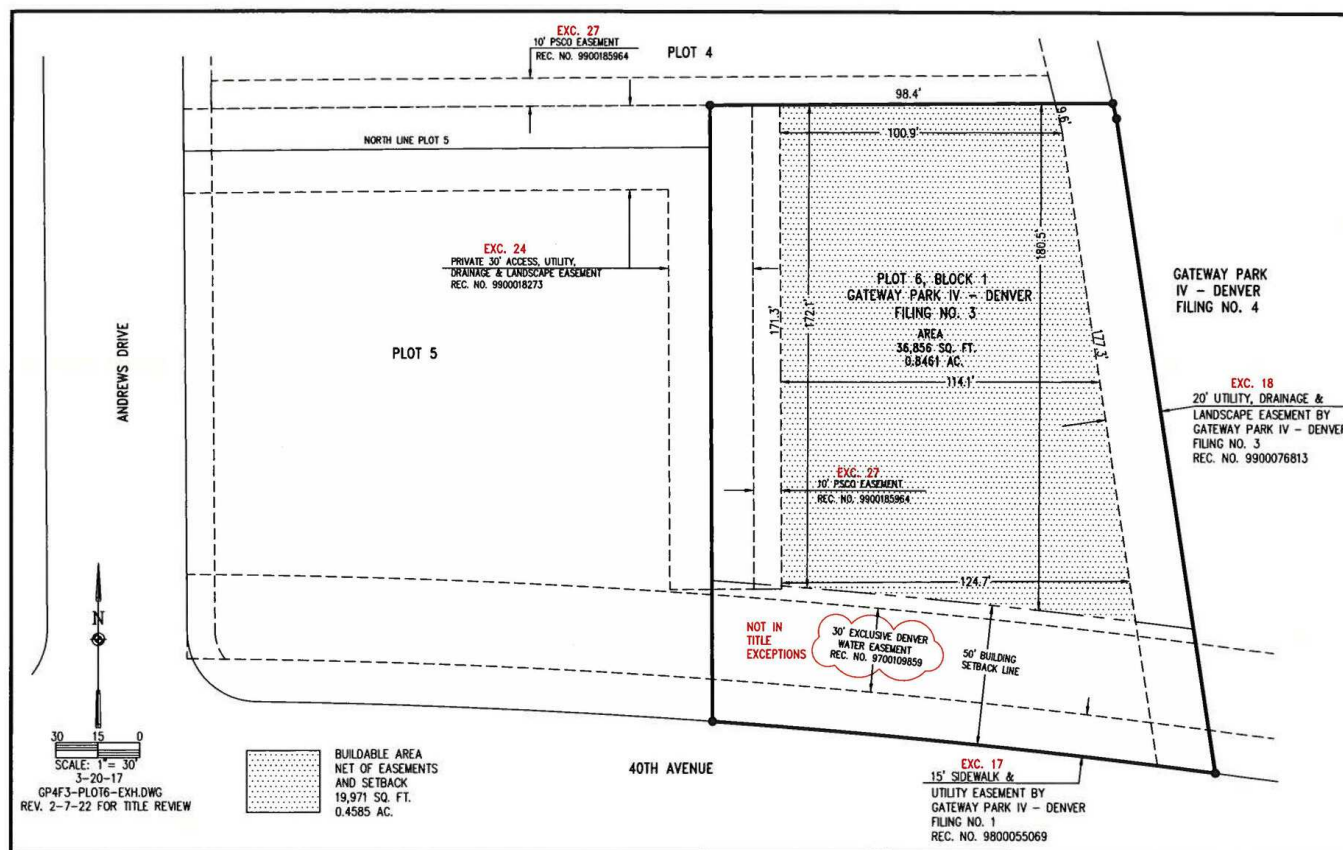
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## TRAFFIC COUNTS

I-70 E of Pena Blvd.	113,516/vpd
Chambers Rd. N of E. 40th Ave.	43,615/vpd
E. 40th Ave. W of Chambers Rd.	19,509/vpd

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Population	15,1446	101,517	233,280
2029 Population Projection	15,336	103,637	237,379
Average Household Income	\$93,137	\$83,125	\$92,441
Businesses	449	8,670	13,528
Employees	5,939	52,874	107,799

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**DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.**

## **BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS**

**Seller's Agent:** A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

**Buyer's Agent:** A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

**Transaction-Broker:** A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

**Customer:** A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

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### **RELATIONSHIP BETWEEN BROKER AND BUYER**

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as:

[15535 E. 40th Ave., Denver, CO 80239](#)

or real estate which substantially meets the following requirements:

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Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

#### **CHECK ONE BOX ONLY:**

☒ **Multiple-Person Firm.** Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

☐ **One-Person Firm.** If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

**CHECK ONE BOX ONLY:**

- ☒ **Customer.** Broker is the ☒ seller's agent ☐ seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: ☒ Show a property ☒ Prepare and convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.
- ☐ **Customer for Broker's Listings – Transaction Brokerage for Other Properties.** When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.
- ☐ **Transaction Brokerage Only.** Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer.

Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

**DISCLOSURE OF SETTLEMENT SERVICE COSTS.** Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

**THIS BROKERAGE DISCLOSURE TO BUYER IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.**

If this is a residential transaction, the following provision applies:

**MEGAN'S LAW.** If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

**BUYER ACKNOWLEDGMENT:**

Buyer acknowledges receipt of this document on \_\_\_\_\_.

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Buyer

**BROKER ACKNOWLEDGMENT:**

On \_\_\_\_\_, Broker provided \_\_\_\_\_ (Buyer) with this document via \_\_\_\_\_ and retained a copy for Broker's records.

Brokerage Firm: \_\_\_\_\_

*Jeffrey Hirschfeld Ed.D.* 03/14/2025

\_\_\_\_\_  
Broker