

# 7308 Miller Drive

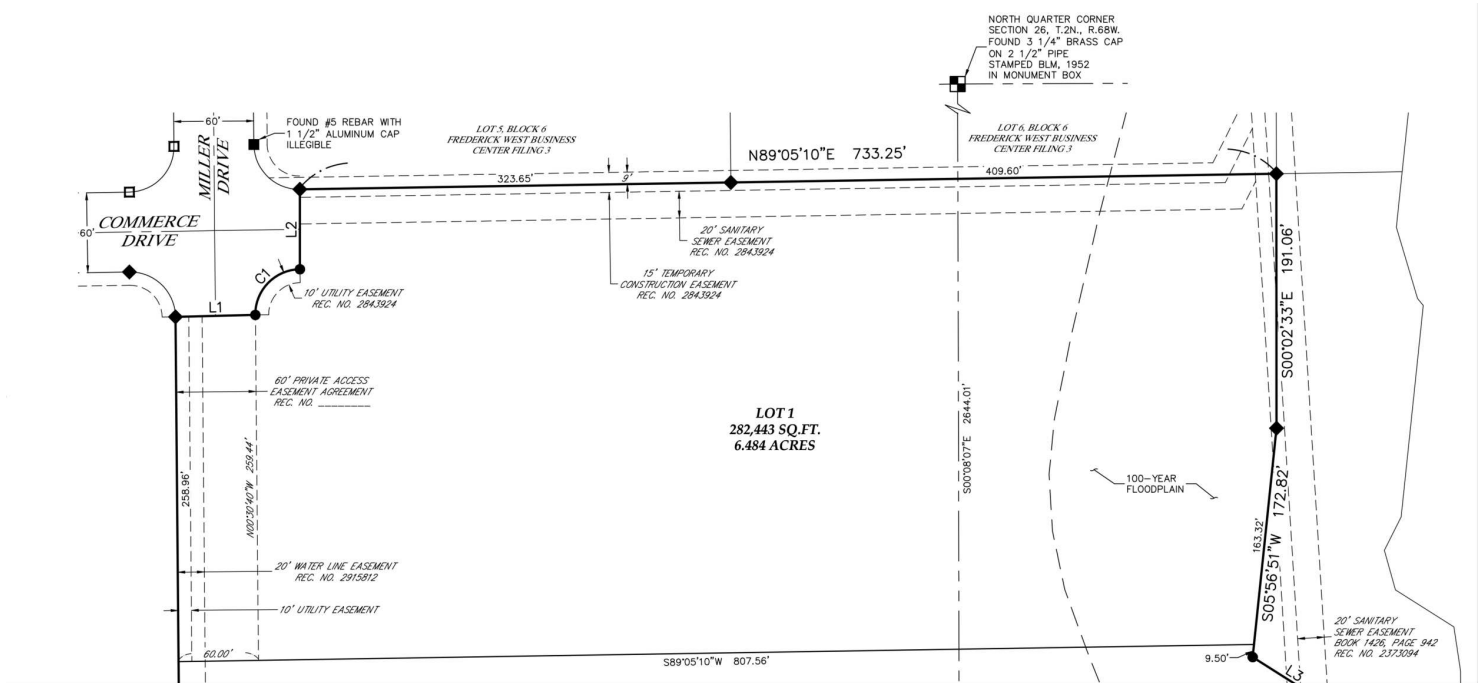
Frederick, CO 80504



FOR SALE

**Manuel Martin Barbera**  
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BellStreet



**Property Description**

The 6 acres of raw land is located in the Frederick West Business Center, presenting a blank canvas for development. The presence of gas, electric, and water lines beneath Miller Dr offers convenient access to utilities, simplifying the development process. The property has fantastic access to highway Interstate 25 and Highway 52.

**Property Highlights**

- Zoning: Industrial district (I)
- Development Opportunity
- Gas, electric, and water lines beneath Miller Dr
- Adjacent to Star Precision Manufacturing Inc

**Offering Summary**

Sale Price:	\$1,800,000
Lot Size:	6.484 Acres

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	0	48	566
Total Population	0	160	1,805
Average HH Income	\$0	\$176,736	\$176,900



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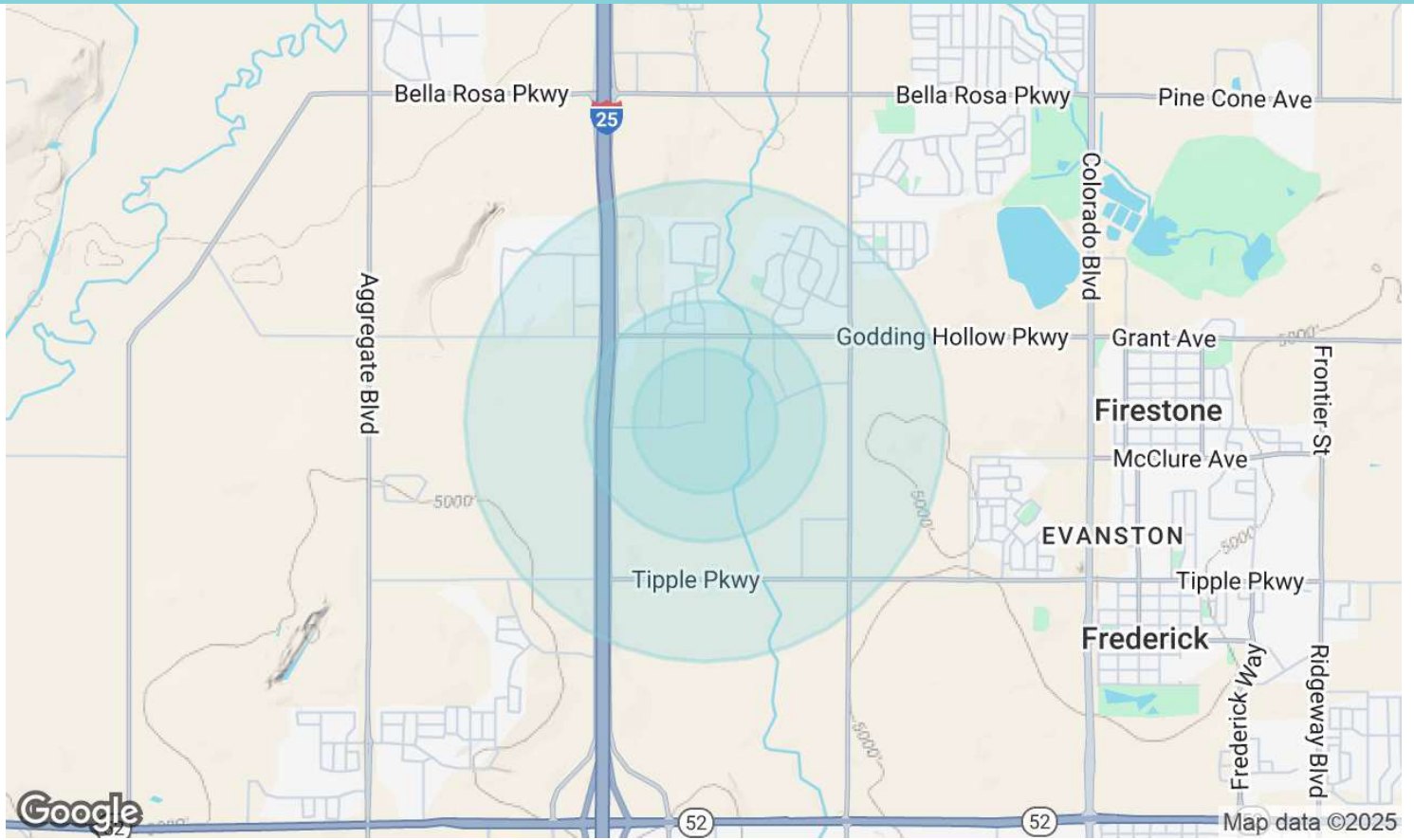


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## Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	0	160	1,805
Average Age	0	40	39
Average Age (Male)	0	40	39
Average Age (Female)	0	40	40

## Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	0	48	566
# of Persons per HH	0	3.3	3.2
Average HH Income	\$0	\$176,736	\$176,900
Average House Value		\$621,070	\$645,761

Demographics data derived from AlphaMap