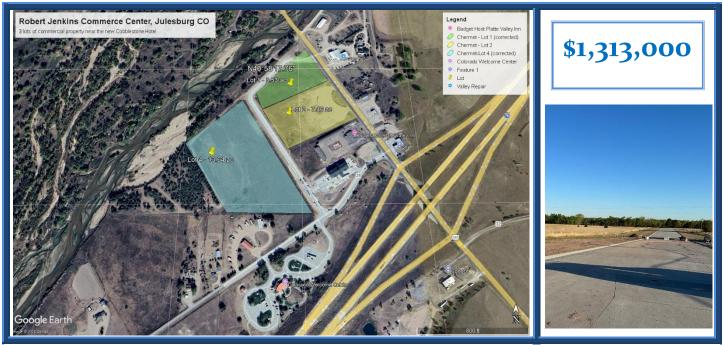




Benson Ag Land Realty Presents I-76/US 385 Property Lots



Robert Jenkins Commerce Center

Offering 3 commercial lots just off I-76 at the Julesburg interchange near the new Cobblestone hotel, and adjacent to the south bank of the South Platte River. Lot 1 at the north end of Robert Jenkins Street has 3.53 acres ready for development. Lot 2 has 7.46 acres and sits north of the Platte Valley Inn. Both lots 1 and 2 have frontage on US Highway 385. Lot 4 has 13.64 acres and sits on the west side of Robert Jenkins Street, across from the Colorado Welcome Center. River views on Lot 1 and Lot 4.

| Lot 1 | \$1.50 per square foot | \$230,650 | 2024 Taxes - \$116.14 |
|-------|------------------------|-------------------|-------------------------|
| Lot 2 | \$1.50 per square foot | \$487,436 | 2024 Taxes - \$840.80 |
| Lot 4 | \$1.00 per square foot | \$594,1 <u>58</u> | 2024 Taxes - \$2,342.38 |

FOR PERSONAL SHOWING CALL

Mike Benson

PO Box 202/200 W 4th St., Julesburg, Co 80737

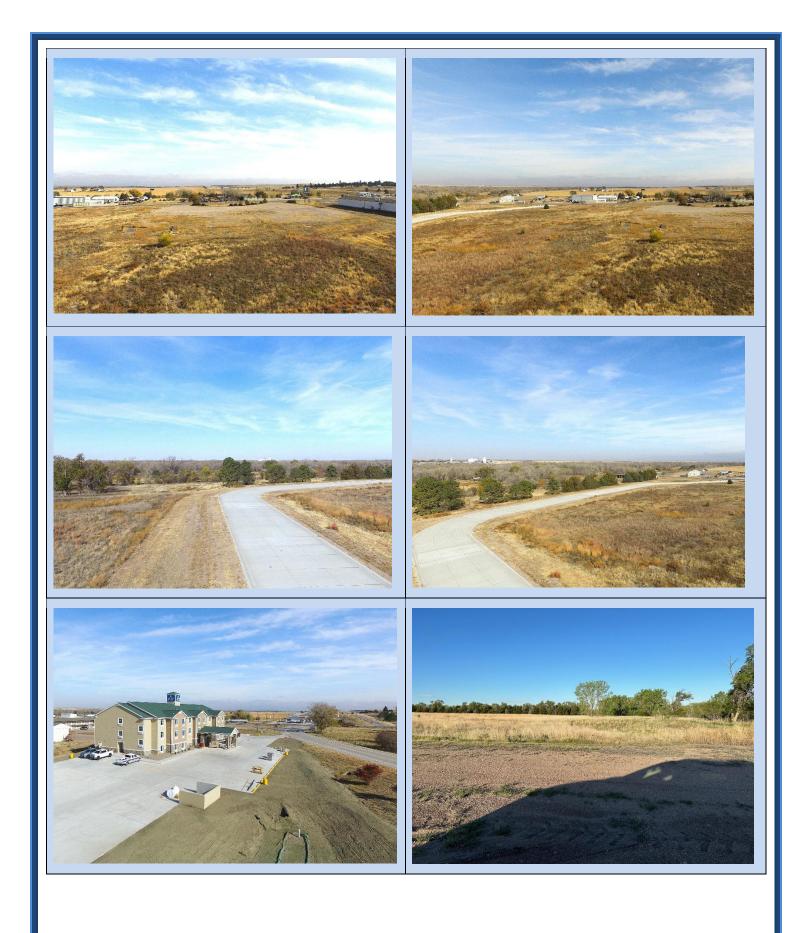
Office: (970) 474-2000 Mike's cell: (970) 520-1778

web; www.benson-realty.com: e-mail: mbenson@kci.net Also available on Realtor.com, Coloproperty.com, Trulia & Zillow
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