



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



\$1,313,000



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.

<u>Lot 1</u>	<u>\$1.50 per square foot</u>	<u>\$230,650</u>	2024 Taxes - \$116.14
<u>Lot 2</u>	<u>\$1.50 per square foot</u>	<u>\$487,436</u>	2024 Taxes - \$840.80
<u>Lot 4</u>	<u>\$1.00 per square foot</u>	<u>\$594,158</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](http://Trulia.com) & [Zillow](http://Zillow.com)

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