PROPERTY DESCRIPTION

Discover the scenic allure and strategic positioning of the Indian Hills community, an esteemed locale for prospective office and office building investors. Embraced by the captivating natural beauty of the Rockies, this area offers a harmonious blend of tranquility and accessibility to urban amenities. The nearby Myers Gulch Reservoir provides an idyllic retreat, while Mount Falcon Park invites exploration and rejuvenation. With convenient access to Highway 285, the location ensures seamless connectivity to Denver, just 30 minutes away. Establish your office presence in this captivating enclave, where nature's splendor harmonizes with modern business opportunities, creating an inspiring environment for professional success.

OFFERING SUMMARY

Sale Price:	$2,350,000
Lot Size:	162,211 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	346	2,405	9,026
Total Population	856	5,815	22,113
Average HH Income	$191,825	$184,828	$196,503

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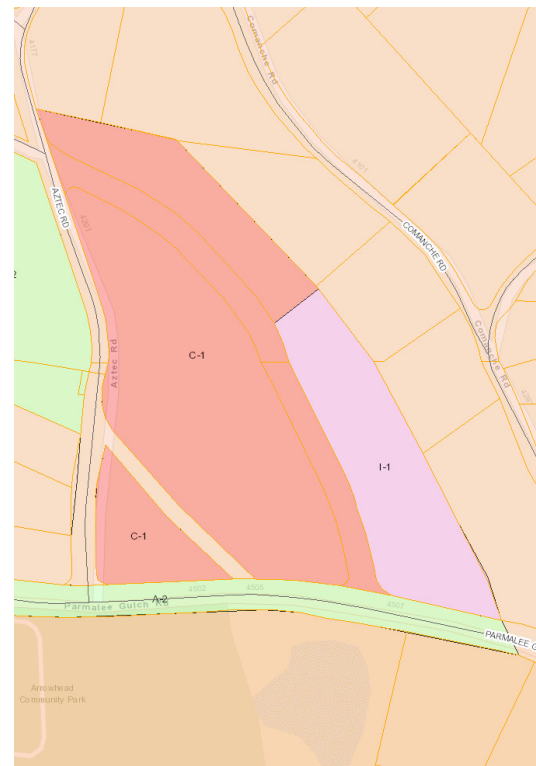512.595.1864
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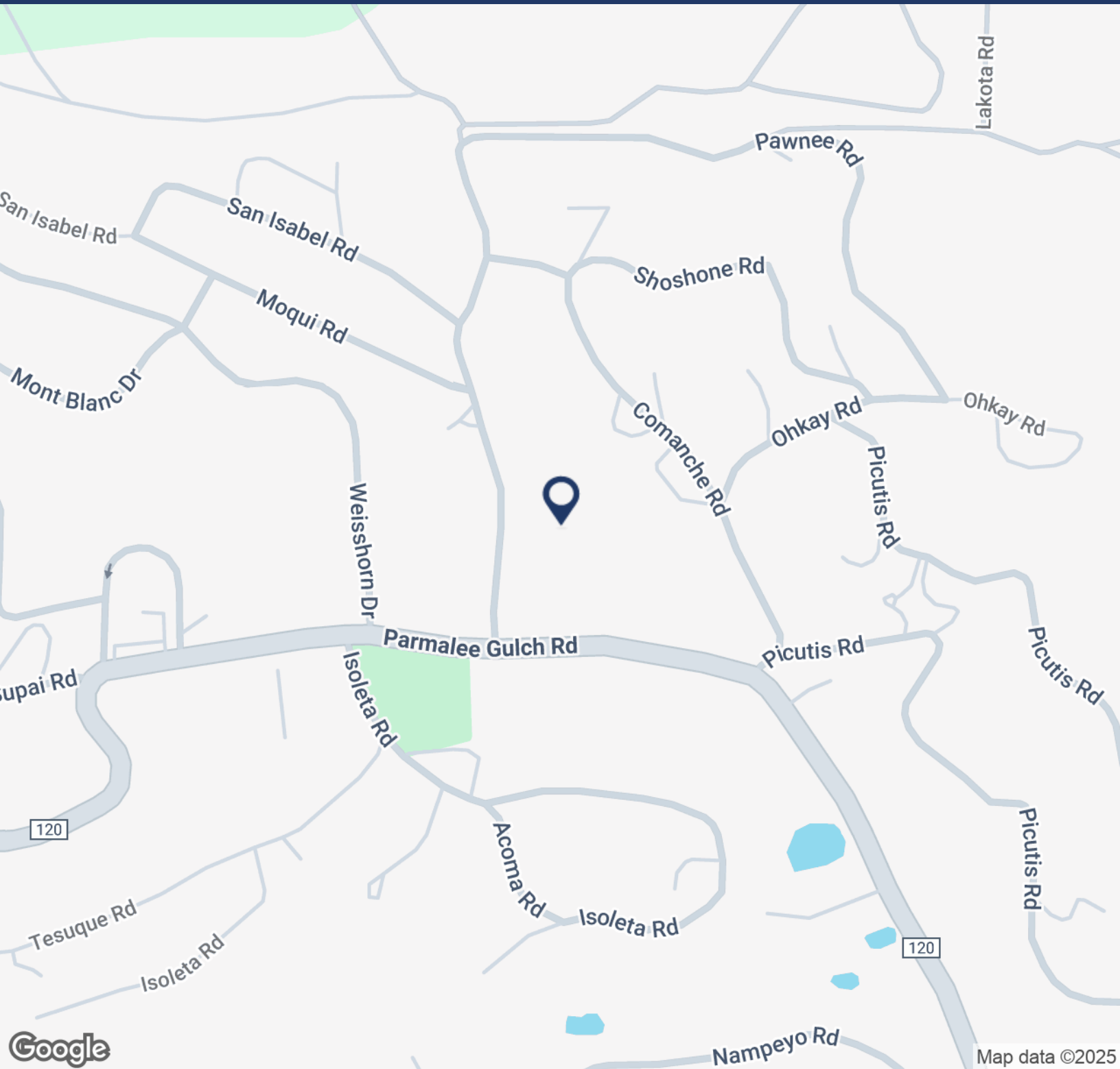
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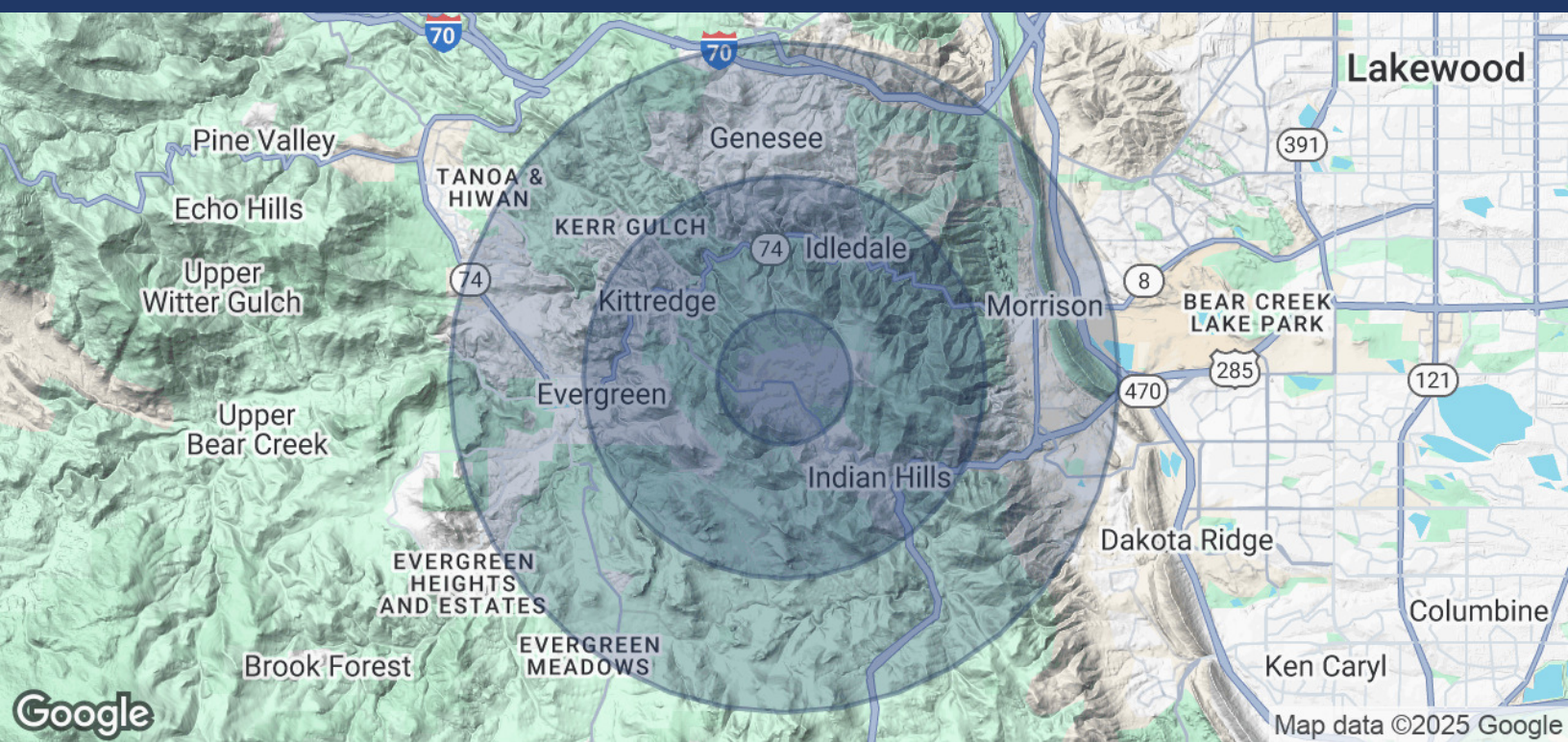
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	856	5,815	22,113
Average Age	48	46	47
Average Age (Male)	47	46	47
Average Age (Female)	48	47	47
HOUSEHOLDS & INCOME	**1 MILE**	**3 MILES**	**5 MILES**
Total Households	346	2,405	9,026
# of Persons per HH	2.5	2.4	2.4
Average HH Income	$191,825	$184,828	$196,503
Average House Value	$991,413	$988,506	$1,026,437

Demographics data derived from AlphaMap

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