



**FOR SALE | LAND**

**\$226,000**

**Vacant Land - Kitty Drive, Conifer, CO 80433**



**William A. (Bill) Downes**  
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303.838.2000 x101

Executive Summary



**OFFERING SUMMARY**

**Sale Price:** \$226,000

**Price / Acre:** \$434,615

**Lot Size:** 0.52 Acres

**PROPERTY OVERVIEW**

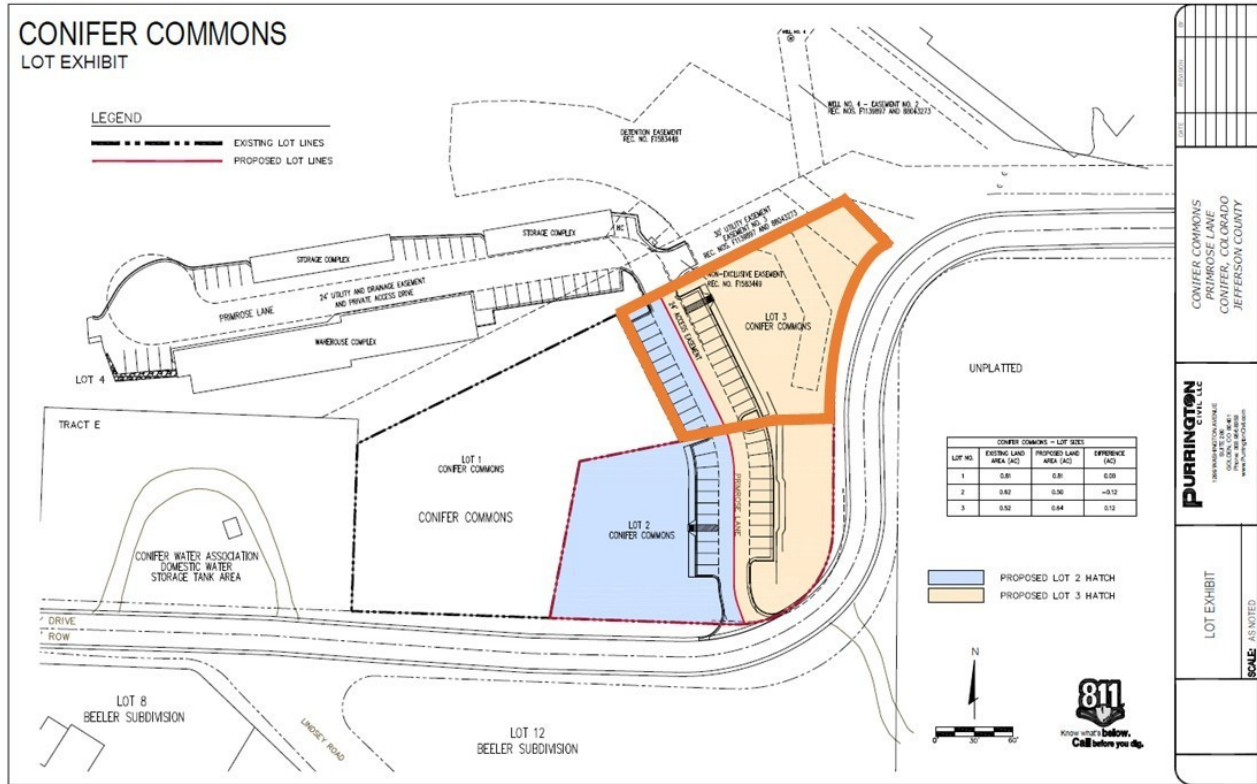
- \* .52 acres \$226,000.00
- \* Excellent commercial development site.
- \* Expanded zoning.
- \* Level site.
- \* Up to 3000 sf of Gross Leasable Area.
- \* Approximately 20 parking spaces.
- \* Power and water to site.

**LOCATION OVERVIEW**

Land for Sale in Conifer. Located behind an existing commercial shopping center anchored by Staples, featuring a restaurant, sandwich shop, veterinarian, auto parts supply and a fitness center.

- \* Behind the Staples Center in Aspen Park.
- \* Easy access from Hwy 285.
- \* Southeastern exposure.

Lot Exhibit



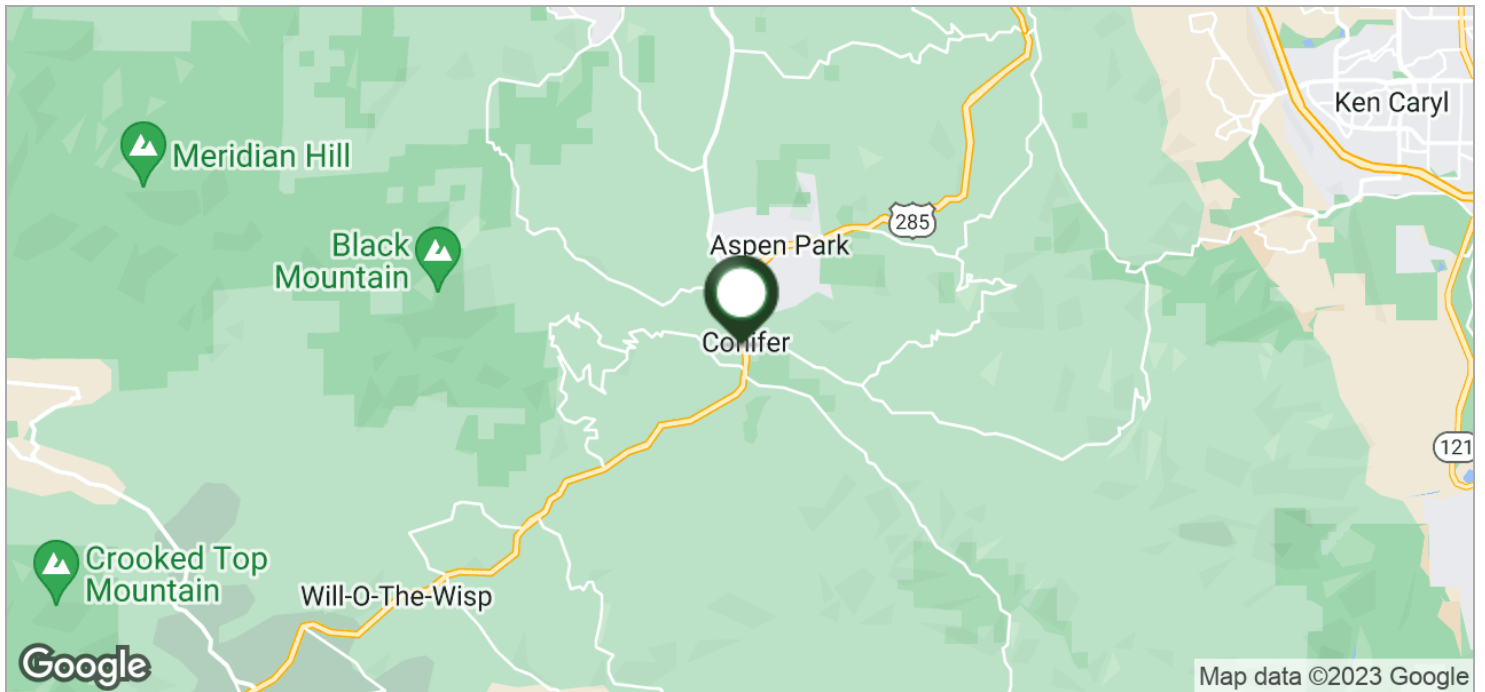
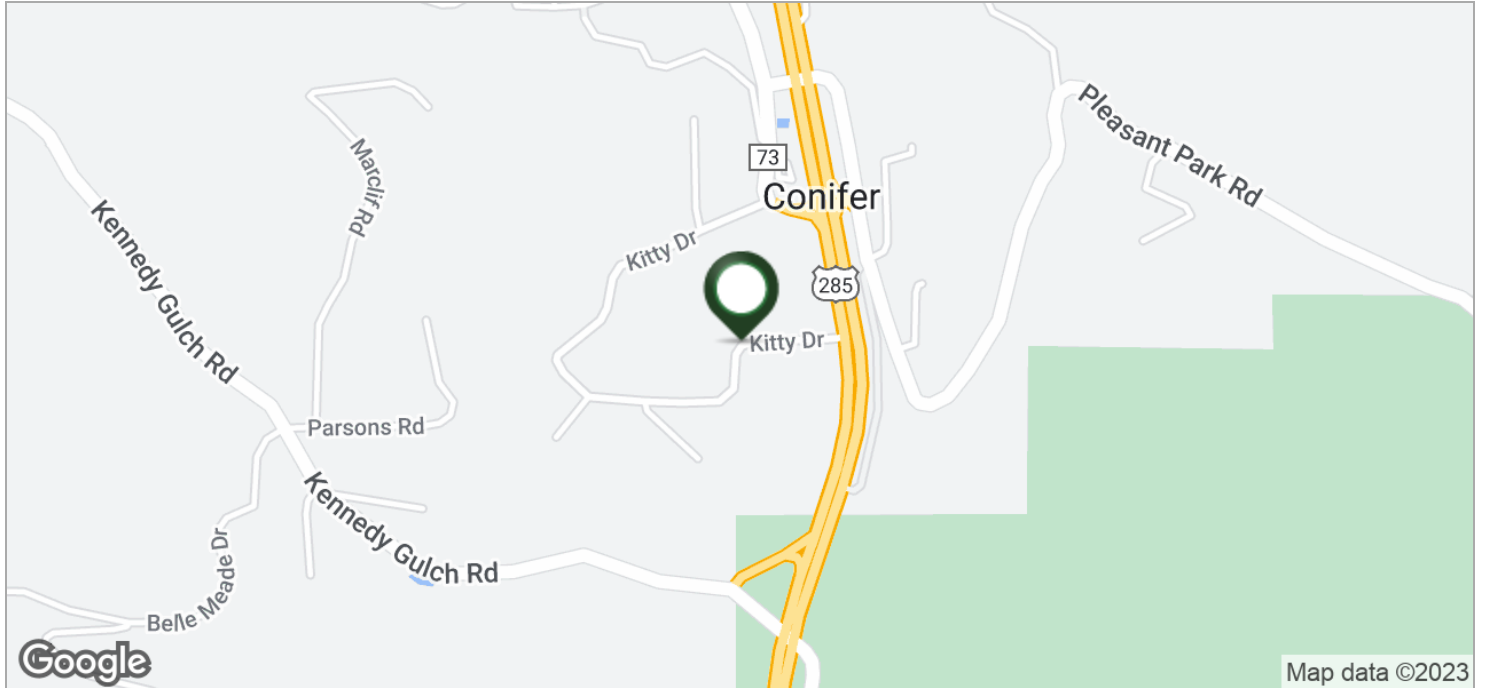


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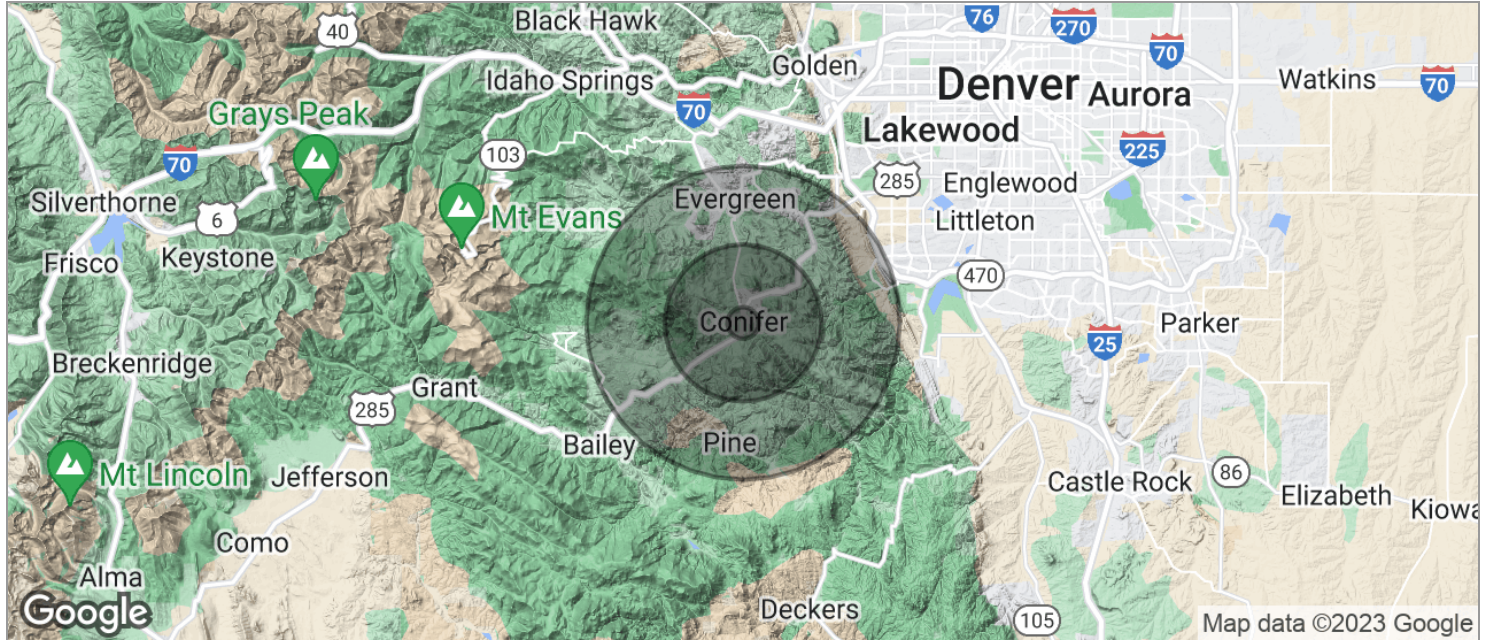
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Location Maps



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Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	518	10,737	41,565
MEDIAN AGE	45.5	46.1	45.0
MEDIAN AGE (MALE)	45.5	46.2	44.5
MEDIAN AGE (FEMALE)	45.7	46.1	45.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	200	4,301	16,362
# OF PERSONS PER HH	2.6	2.5	2.5
AVERAGE HH INCOME	\$117,318	\$113,072	\$122,642
AVERAGE HOUSE VALUE	\$455,986	\$429,162	\$450,759

\* Demographic data derived from 2020 ACS - US Census