

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

Westminster Land For Sale

11777 Sheridan Blvd., Westminster, CO 80020



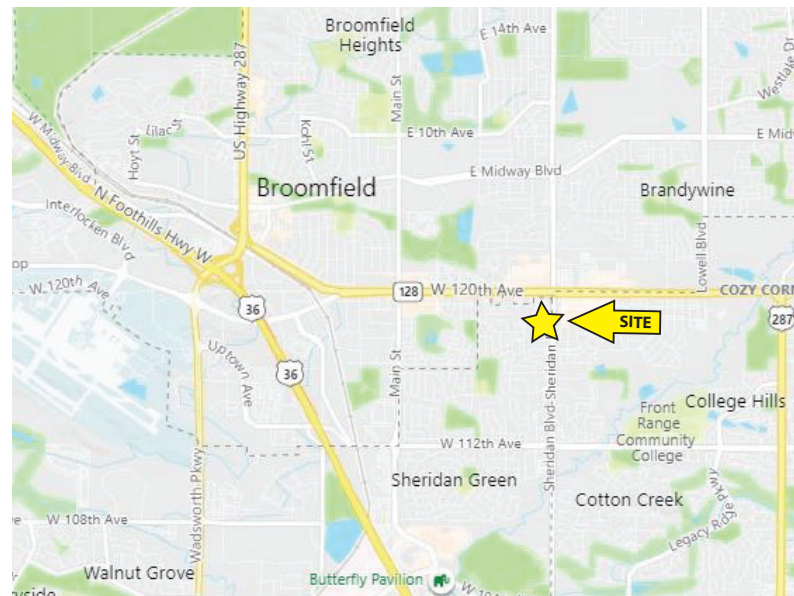
www.FullerRE.com



SALE INFORMATION:

| | |
|--------------|-------------------------------------|
| FOR SALE: | \$5,227,200 (\$15.00/SF) |
| Land Size: | 8.0± Acres |
| Zoning: | ODP (Official Development Plan) |
| Taxes: | TBD - currently owned by Non-Profit |
| City/County: | Westminster / Jefferson County |

Located at the SWC of 118th Place and Sheridan Blvd (just south of the 120th Ave and Sheridan Blvd intersection), this vacant land has an ODP with the City of Westminster. ODP currently allows for worship center, day care and offices. Development of the vacant land will require an amendment to the ODP.



Fuller Real Estate
(303) 534-4822

Andrew Dodgen
(720) 287-5412 direct
(720) 670-0377 mobile
ADodgen@FullerRE.com

Tanner Fanello
(720) 306-6022 direct
(303) 945-1335 mobile
TFanello@FullerRE.com

Bob Leino
(720) 287-5402 direct
(720) 338-8841 mobile
BLeino@FullerRE.com



www.FullerRE.com

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

5300 DTC Pkwy, #100 | Greenwood Village | CO | 80111 | FAX: 303-534-9021

Below - Looking South from W. 120th Ave.



Click here to view:
ODP

Click here to view:
Comprehensive Plan

Click for
**Brokerage
Disclosure**

DEMOGRAPHICS

1 Mile

3 Miles

5 Miles



Population

14,321

102,788

268,312



Households

5,306

39,822

103,565



Average Income

\$121,849

\$111,312

\$96,528



Median Age

38.20

37.50

36.10



Traffic

35,774 vpd at Sheridan Blvd. at 118th Ave.

The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.