

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

# 6.33 Acres of Development Land

South of E. Mississippi Ave. at Valentia Street



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Aerial Photography by: www.AerialDroneClick.com

## Unincorporated Arapahoe County



Boundaries presented as a visual reference only. Consult broker for complete legal description.

Parcel ID:	1973-21-1-00-45
Size:	1.56 Acres
Taxes:	\$12,282.80 (2025 payable in 2026)
Zoning:	PUD - Planned Unit Development Zone
Price:	\$1,698,840 (\$25.00/SF)

Parcel ID:	1973-21-1-00-044
Size:	4.77 Acres
Taxes:	\$22,534.17 (2025 payable in 2026)
Zoning:	B1 / PUD
Price:	\$5,194,530 (\$25.00/SF)

Two infill parcels located on the south side of E. Mississippi Ave. at S. Valentia St. These parcels are in Unincorporated Arapahoe County. Traffic on Mississippi is almost 22,000 cars per day close to Havana and South Parker Road. See Zoning information on the back.

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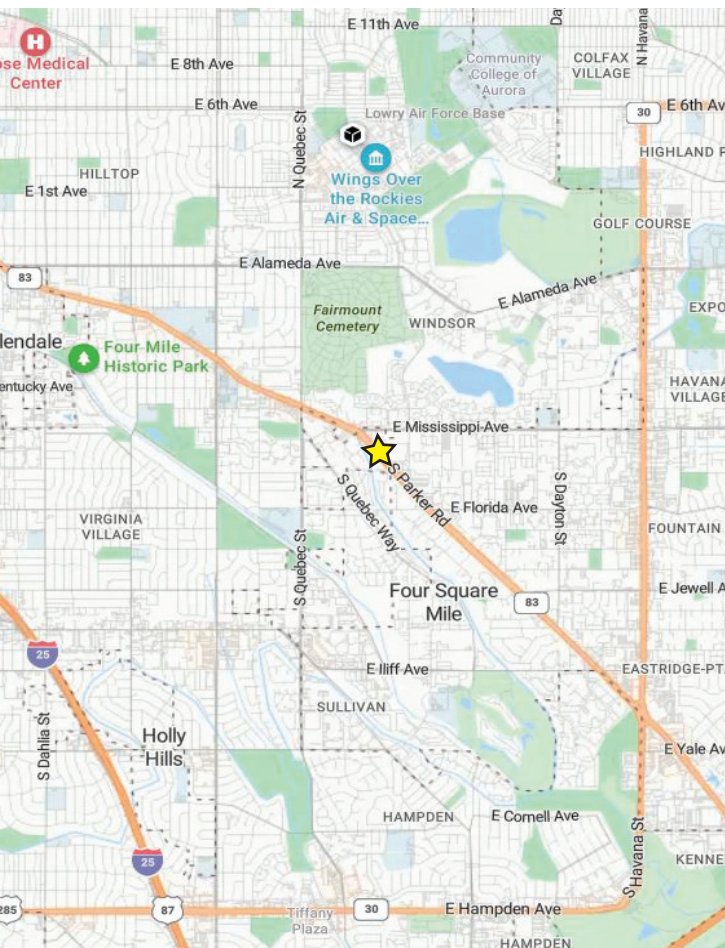
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## Looking East



### Zoning Allowed Uses under new PUD Ordinance

- B1 -** Administrative and Professional Offices  
Retail  
Day Care Center  
Animal Day Care  
Animal Hospital and Veterinary Clinic  
Auto Sales  
Medical or Dental Clinics

**PUD -** Design Your Development Plan

### DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population	30,887	198,655	507,777
Households	16,506	90,624	228,302
Median HH Income	\$61,438	\$69,482	\$72,863
Median Age	39.00	37.60	37.50
Traffic	20,741 vpd at E. Mississippi Ave. @ S. Valentia St.		



Source: CoStar