

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

6.33 Acres of Development Land

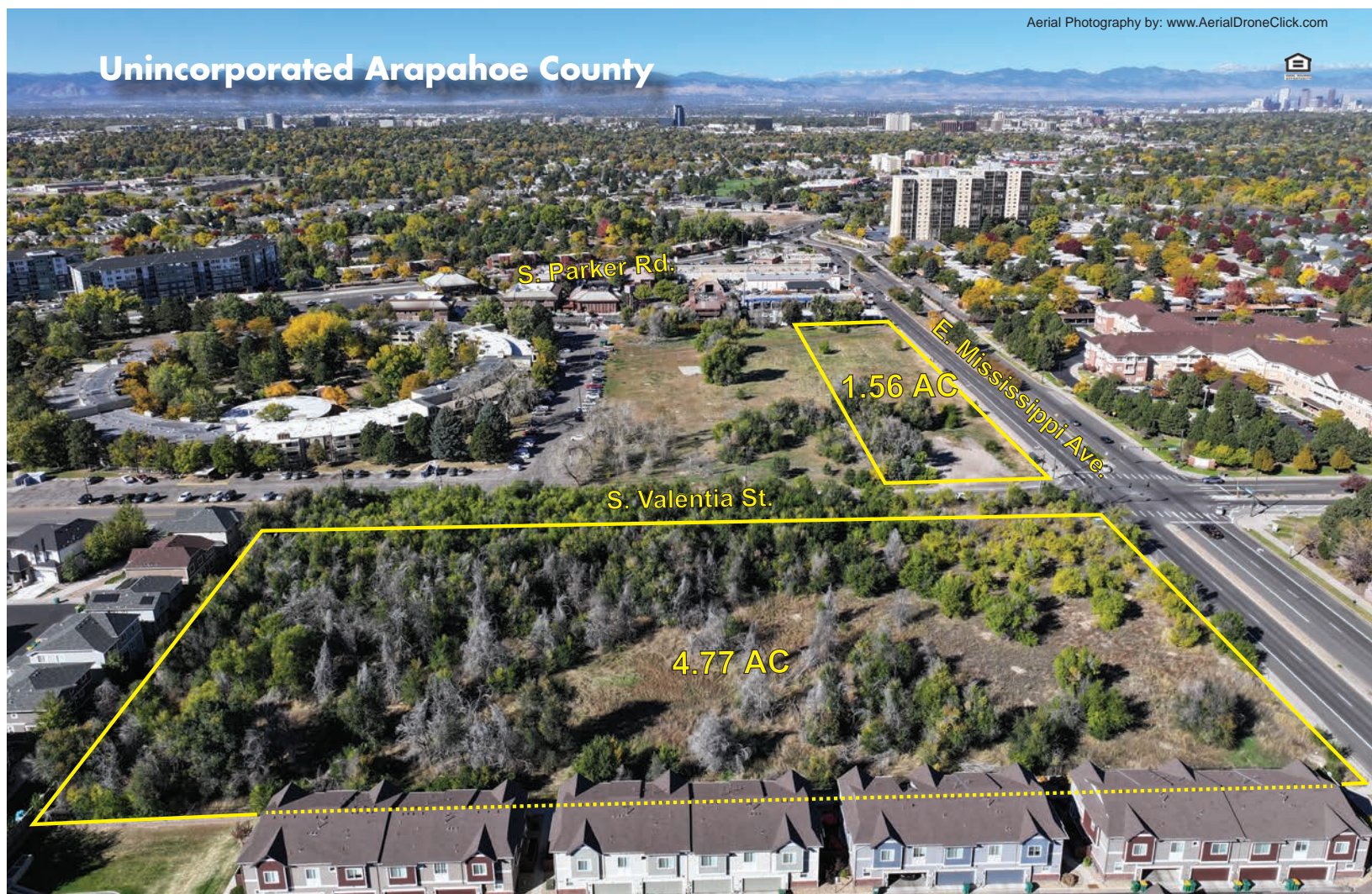
South of E. Mississippi Ave. at Valentia Street



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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:	\$6,177.54 (2022 pd. in 2023)
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:	\$13,222.34 (2022 pd. in 2023)
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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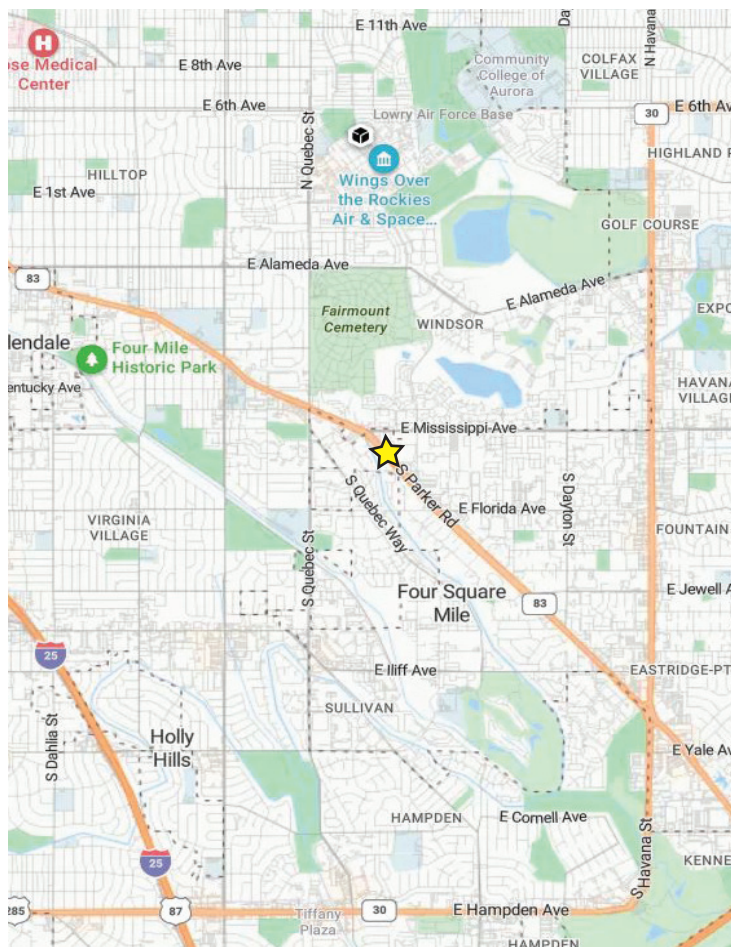
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Looking East



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