

# BENNETT LAND FOR SALE

S. Split Rock Road, Bennett, CO 80102



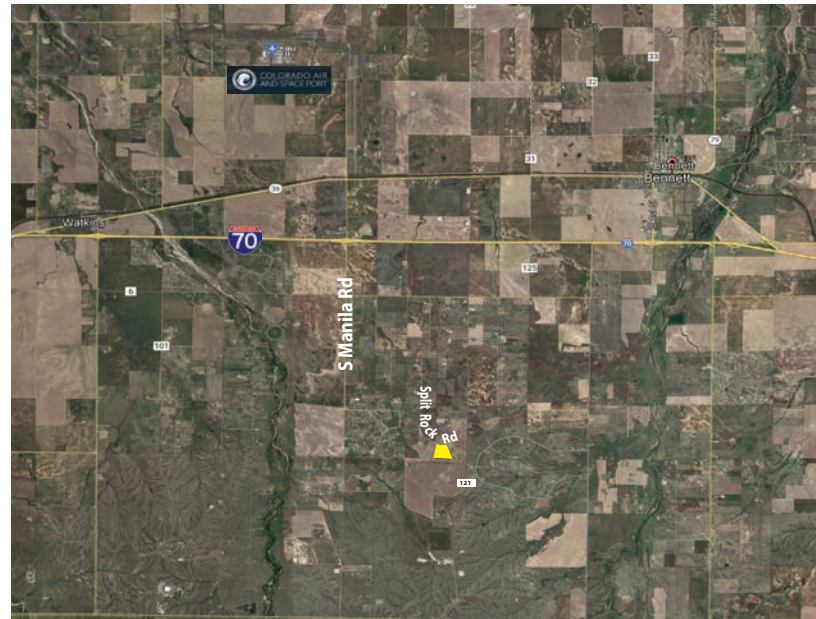
## Parcel Information

<b>Land Size:</b>	35.5± Acres
<b>Zoning:</b>	A-1 (Arapahoe County)
<b>Taxes:</b>	\$2,209.33 (2020)
<b>Parcel:</b>	#1979-00-0-00-450

Zoned A-1. Uses are; residential, agriculture (including green houses), wind-energy systems, and office permitted uses. Access is primarily the Manila Road exit off I-70.

**FOR SALE:**

**\$350,000**

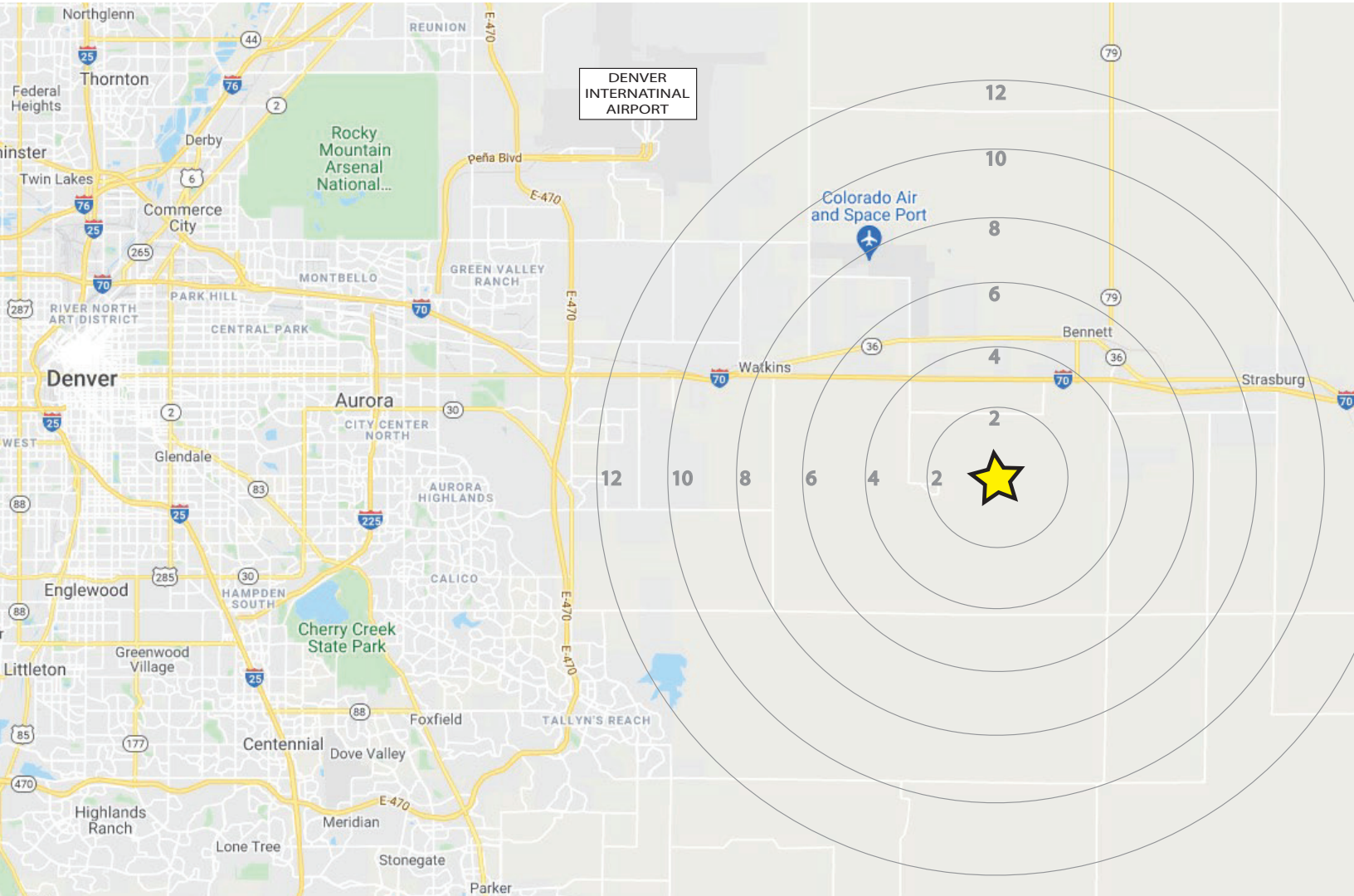


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The Town of Bennett, Colorado, is uniquely positioned to capture the next wave of growth within the Denver metropolitan area. Bennett's close proximity to Denver International Airport (DIA), the Front Range Airport, I-70, E-470, and the Union Pacific Railroad are all factors that will have a direct impact on the future growth of the Town; an incorporated area that currently totals approximately 4.5 square miles.

Bennett is a small town growing faster than most realize. While most data sources estimate the population to be between 2,500 - 2,600, given the growth in households since 2018, the estimated population is over 3,000.

Bennett is a small town in a large consumer market. Because of its location on the eastern edge of the Denver metropolitan region, local retail establishments draw from a large consumer base west of town (Denver/Aurora) and a solid base east along the I-70 Corridor, as well as the rural communities to the north and south. For many on the eastern plains of Colorado, Bennett is the most convenient place to shop for food, fuel, financial service, hardware, lumber and farm supplies.



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Town of Bennett  
Economic Development