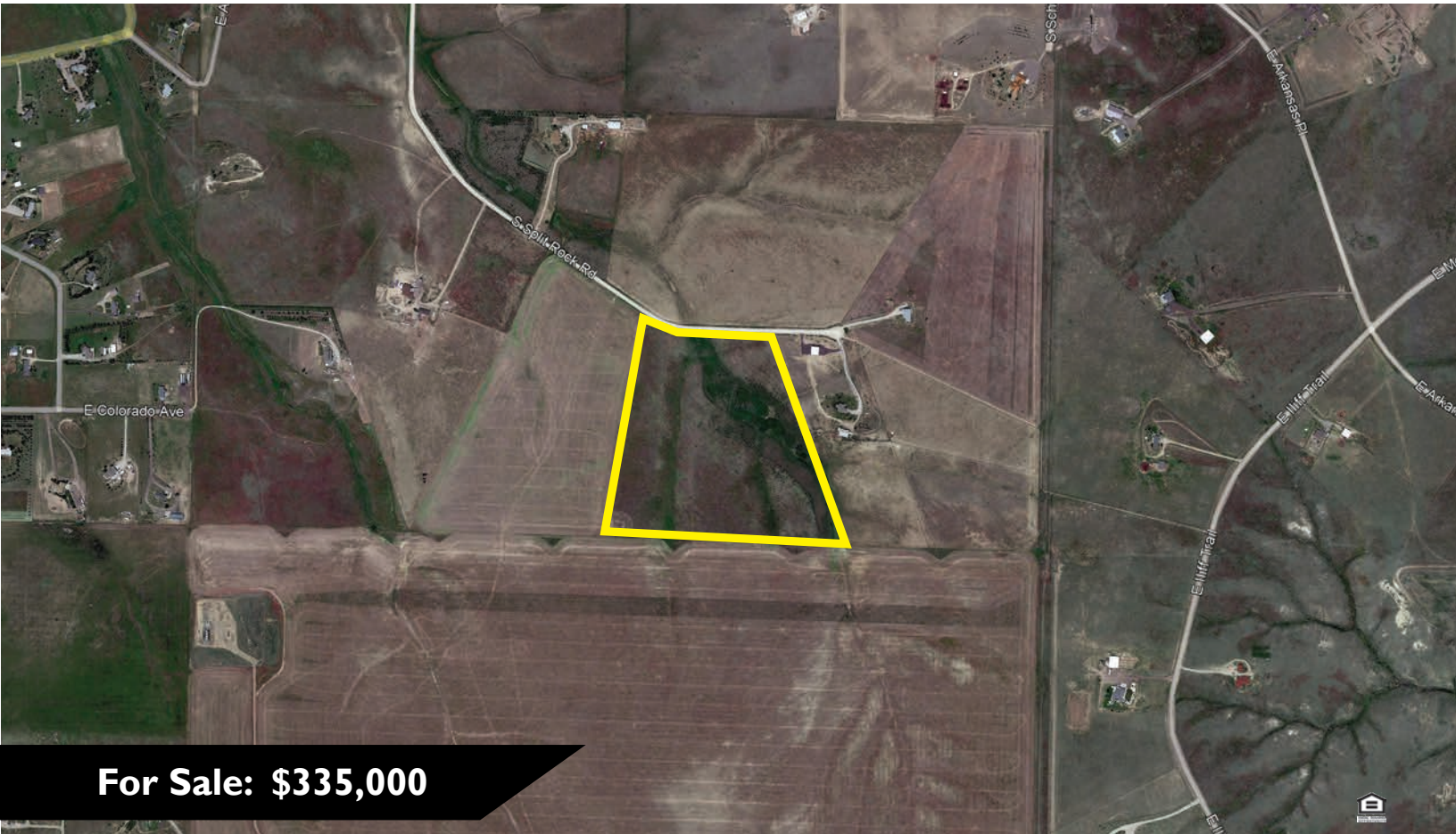


# Bennett Land For Sale

S. Split Rock Rd., Bennett, CO 80102



www.FullerRE.com



**For Sale: \$335,000**

## BUILDING OVERVIEW

<b>Land Size:</b>	35.5± Acres
<b>Zoning:</b>	A-1 (Arapahoe County)
<b>Taxes:</b>	\$3,709.09 (2024 payable in 2025)
<b>Parcel #:</b>	1979-00-0-00-450
<b>Price:</b>	\$335,000

## PROPERTY HIGHLIGHTS

Located approximately four (4) miles south of I-70 at the Bennett, Colorado / Manilla Rd. interchange, (Exit 299) this 35.5 acre parcel is zoned A-1. Uses include residential, agricultural (including greenhouses), wind-energy systems, and office are all permitted uses. Your intended use needs to be confirmed with local zoning authorities.

**Fuller Real Estate**  
(303) 534-4822

**Brokerage Disclosure  
to Buyer**

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

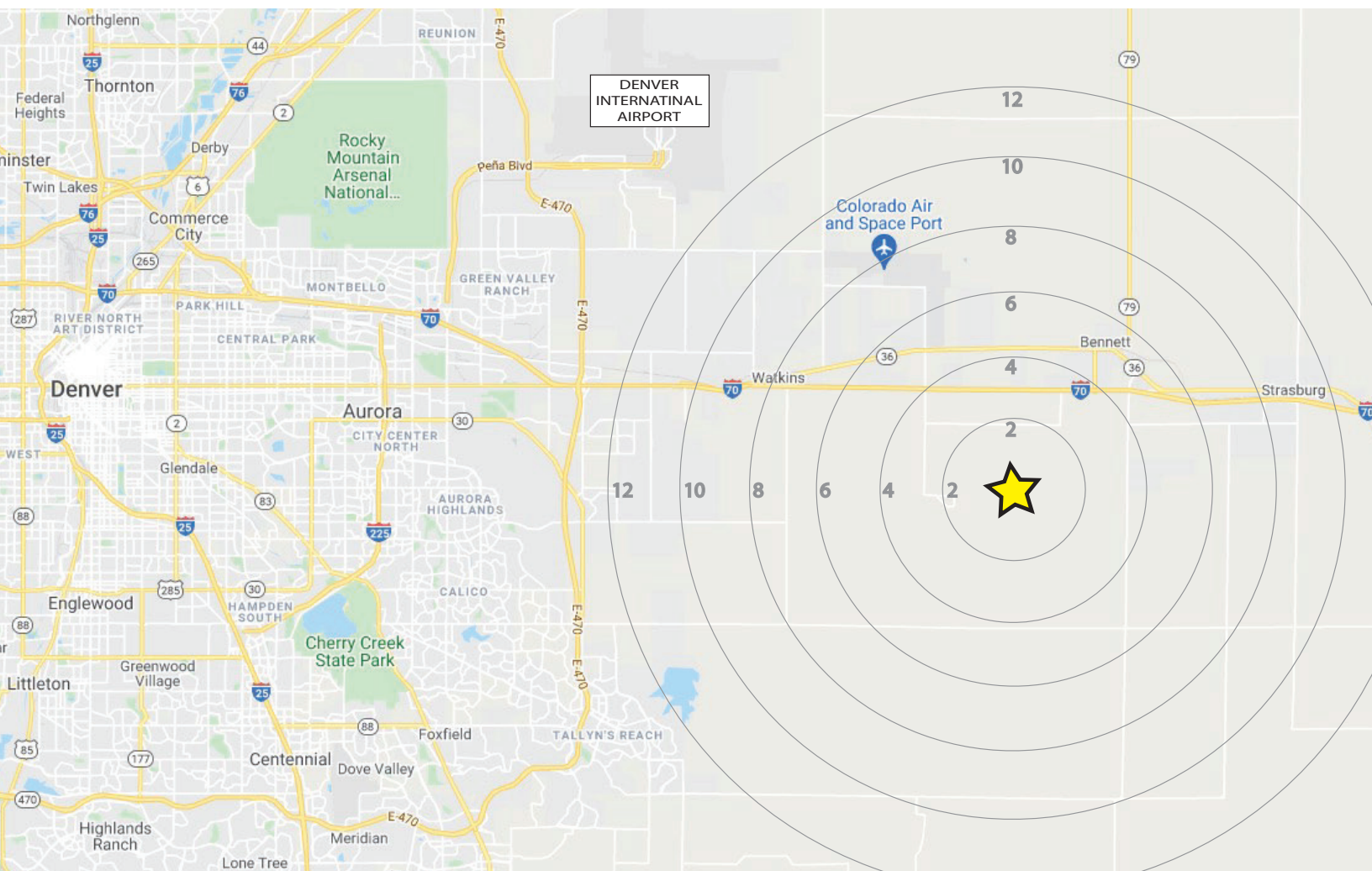
Co-Listed - **Mary Dodgen**  
Berkshire Hathaway Home Services  
(303) 931-8844 mobile  
mary@marydodgen.com



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LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

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



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.



[CLICK HERE TO VIEW  
Town of Bennett  
Economic Development](#)