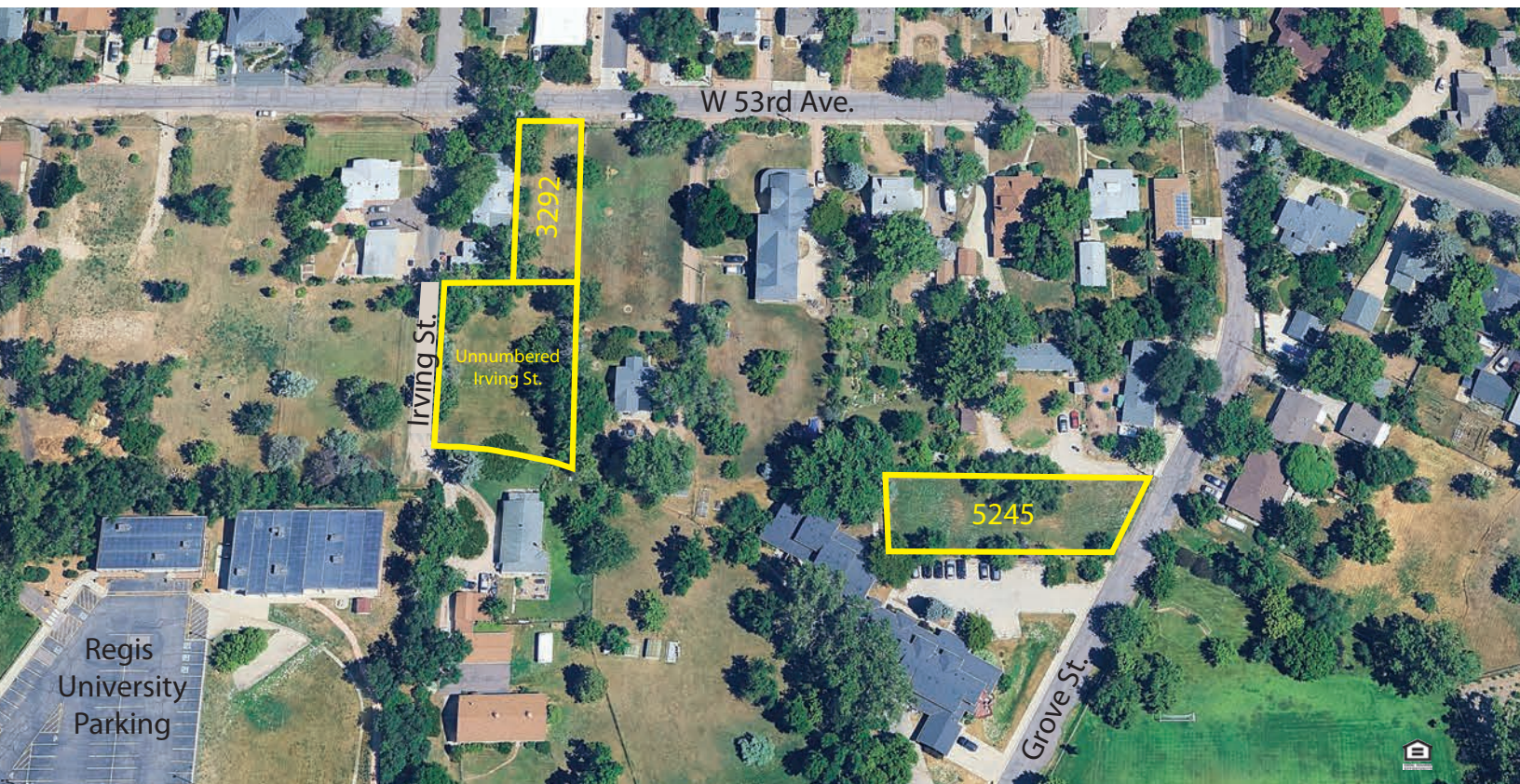


Denver Low/Medium Density Residential Housing

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SITE OVERVIEW

5245 Grove St.:	11,900 SF Lot \$250,000 Parcel 0182517216014
3292 W. 53rd Ave.:	7,000 SF Lot \$205,500 Parcel 0182517216002
Unnumbered Lot:	15,174 SF Lot \$445,500 Parcel 0182517216013
City/County:	Denver/Unincorporated Adams County
Zoning:	Adams County R-2 (Potential R-3 - see right)

PROPERTY NARRATIVE

Located just north of Regis University at approx. 53rd and Federal, this offering consists of three separate residential lots that could be sold individually or jointly. 3292 W. 53rd Ave. and the adjacent lot can be assembled as 22,174 SF for potential R-3 zoning. Zoning is Adams County R-2 which allows for both two-family (duplex) and single-family dwellings. R-2 seeks to provide housing options at a higher density than R-1 zones while preserving the character of existing neighborhoods. Consult Adams County Development Standards for full information.

Fuller Real Estate
(303) 534-4822

**Brokerage Disclosure
to Buyer**

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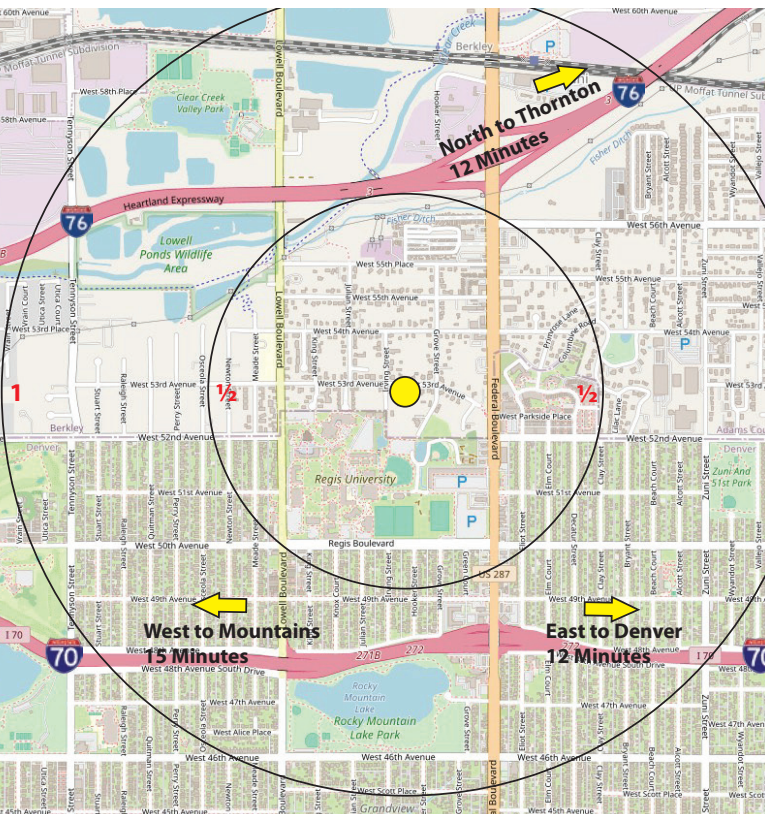
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Click Logo for
Adams County
Zoning Department

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
 Population	15,858	145,707	421,706
 Households	6,213	67,546	192,644
 Median HH Income	\$91,719	\$91,438	\$76,733
 Median Age	37.30	36.20	36.40
 Traffic	11,211 vpd - Lowell Blvd @ Regis Rd. (2025)		

Source: CoStar 2025

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.

RTD Light Rail and Bus Routes

