

# Federal Heights Land For Sale Commercial Development Opportunity

8501 N. Huron St, Federal Heights, CO 80260



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Click [HERE](#) for  
Drone Video

Due Diligence  
Documents Include:

- ◆ Survey
- ◆ Phase I
- ◆ Drainage Report

Boundary lines provided as a visual representation and may not be exact. Consult broker for complete legal description.  
Zoning Department should be consulted for any planned uses.

**For Sale: \$525,000**

Huron St.

## PROPERTY OVERVIEW

**Land Size:** 3.198± AC (139,305± SF)  
**Buildable Area:** 1.60± AC (69,696± SF)  
**Zoning:** C-1 (Federal Heights)  
**Taxes:** \$4,230.56 (2025 payable in 2026)

3.20± total acres with approx. 1.60± acres buildable available for sale in SE Federal Heights. With access off N. Huron St., this development opportunity provides exposure to approx. 19,000 VPD and 50,000+ households within 3 miles.

## PROPERTY USES

### PERMITTED USES:

Retail / Grocery  
Gas / C-Store  
Restaurant / Drive-Thru

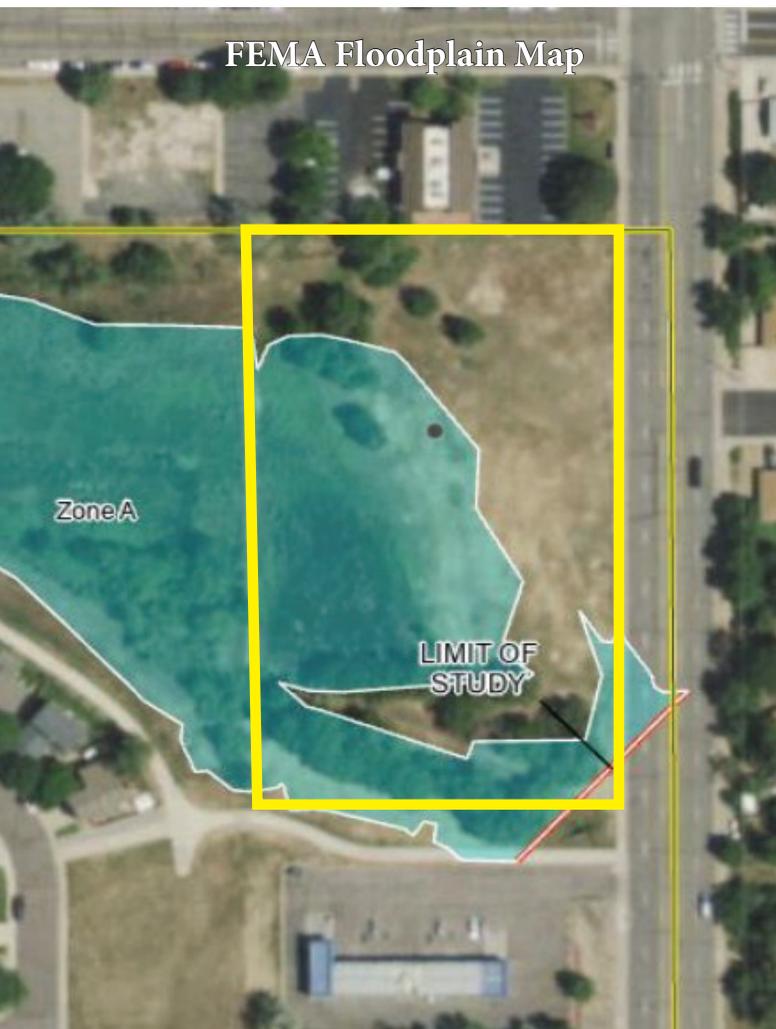
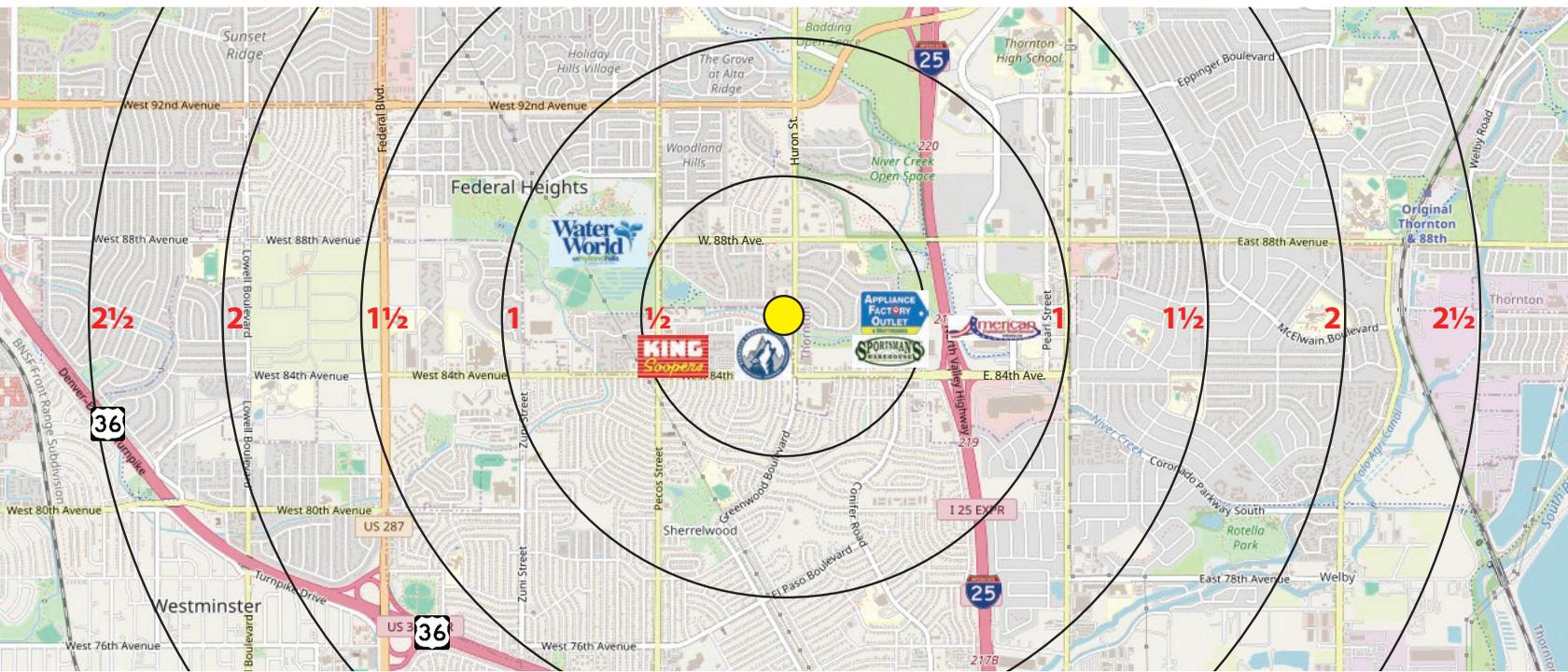
### CONDITIONAL USES:

Medical Office  
Auto Repair / Sales  
Bank w/ Drive-Thru  
Veterinary  
Day-Care

Fuller Real Estate  
(303) 534-4822

**Brokerage Disclosure  
to Buyer**

**Jason Russ**  
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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	22,971	152,163	328,031
Households	8,293	54,058	120,293
Median HH Income	\$65,776	\$81,591	\$86,375
Median Age	35.00	36.10	36.80
Traffic	19,336 vpd - Huron St. at W. 84th Ave.		

Source: CoStar 2026