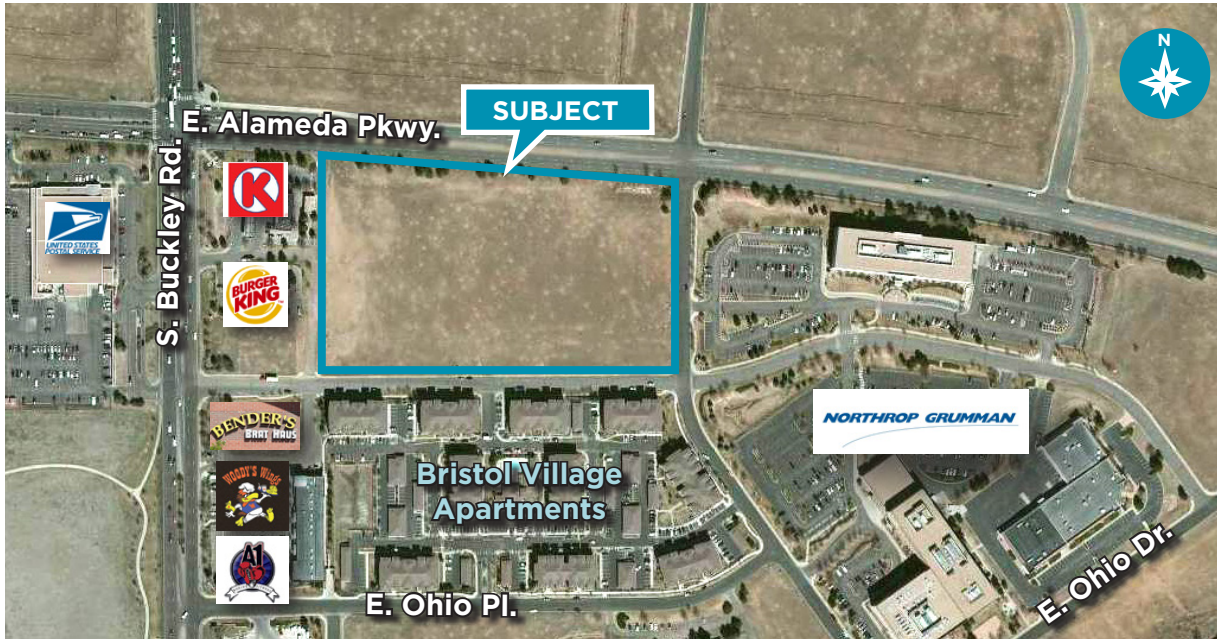


FOR SALE

SEC East Alameda Parkway and South Buckley Road

Aurora, Colorado 80011



10 Acres - Potential for Residential
Sale Price: \$2,525,000 (\$25,000 per Planned Lot)

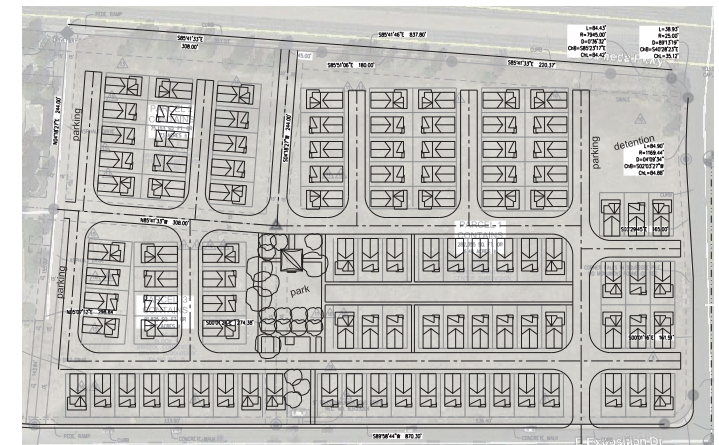
This 10.2 acre site has been site planned for 101 single-family detached units on smaller lots. The site is flat and easily developable, with offsites completed. The site was originally planned as a commercial pad, however the ability for the site to deliver a relatively attainable single family product has incited the City of Aurora to strongly consider this as a future use. Good demographics and nearby amenities make this a very nice residential opportunity for a builder to price homes affordably in the Metro Denver area.

Please see reverse for aerial.

Property Features

- Site Size 10.2 Acres
- City/County Aurora/Arapahoe
- Zoning B-1

Concept Plan

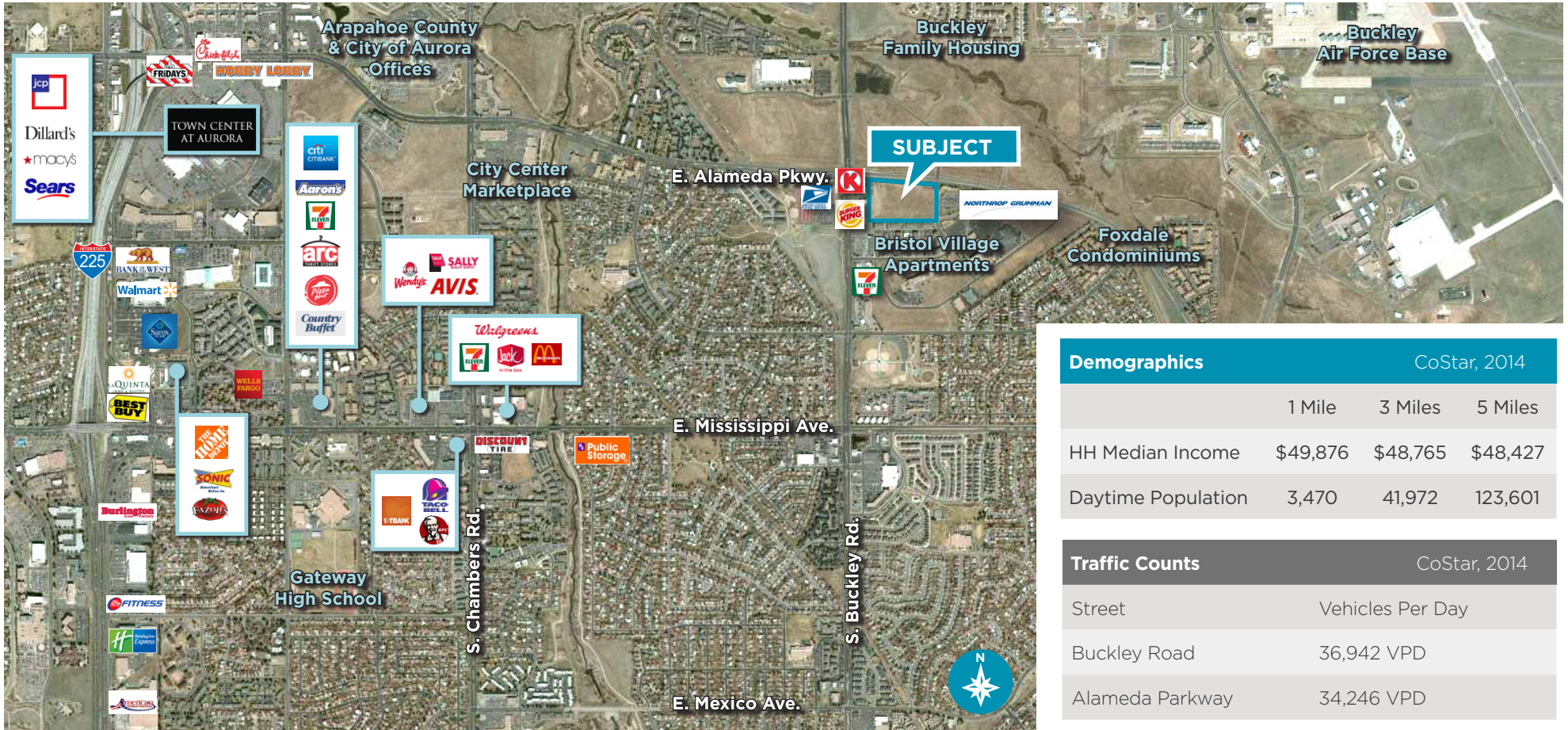


Plans and ALTA available upon request

FOR SALE

SEC East Alameda Parkway and South Buckley Road

Aurora, Colorado 80011



Demographics		CoStar, 2014		
	1 Mile	3 Miles	5 Miles	
HH Median Income	\$49,876	\$48,765	\$48,427	
Daytime Population	3,470	41,972	123,601	

Traffic Counts		CoStar, 2014	
Street	Vehicles Per Day		
Buckley Road	36,942 VPD		
Alameda Parkway	34,246 VPD		

For more information, please contact:

- | | | |
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