



BACK ON THE MARKET! FOR SALE | LAND

\$985,000

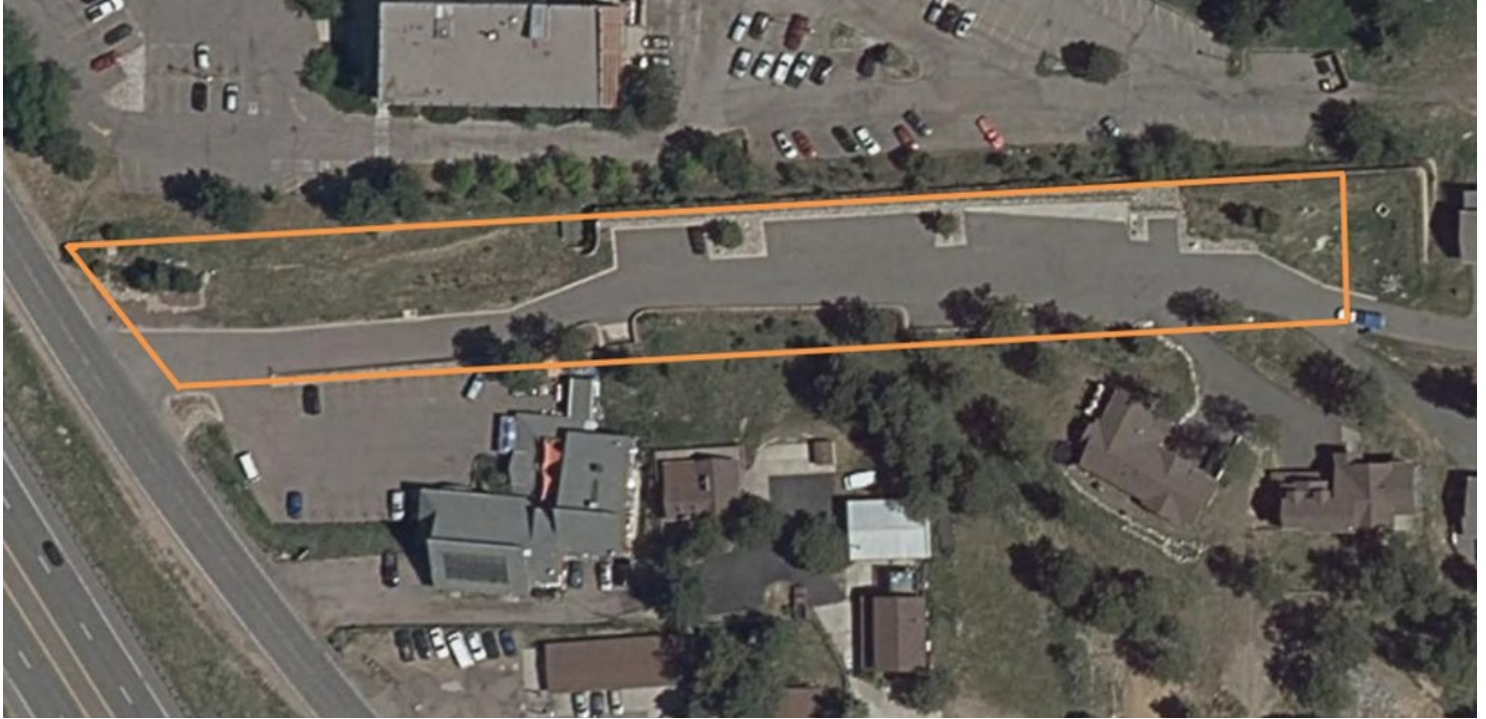
31033 American Pkwy, Evergreen, CO 80439



William A. (Bill) Downes
billdownes@evergreencommercial.net
303.838.2000 x101

Evergreen Commercial Group, LLC • PO Box 2229 • Evergreen, CO 80437 • 303.838.2000 x101 • evergreencommercialgroup.com

Rendering of Future Building



OFFERING SUMMARY

Sale Price:	\$985,000
Price / Acre:	\$871,681
Lot Size:	1.13 Acres
Market:	Foothills
Submarket:	Evergreen

PROPERTY OVERVIEW

- * Approved for 27 units above commercial on semi-improved land.
- * 36 parking places are already in place.
- * Design Concept plans available including:
 - Penthouse Units with patios.
 - One and two bedroom units.
 - Elevator served.

LOCATION OVERVIEW

- * Located right off Evergreen Parkway in central Evergreen.
- * Easy north/south access from the frontage road.
- * Close to shopping areas, restaurants and Elk Meadow.

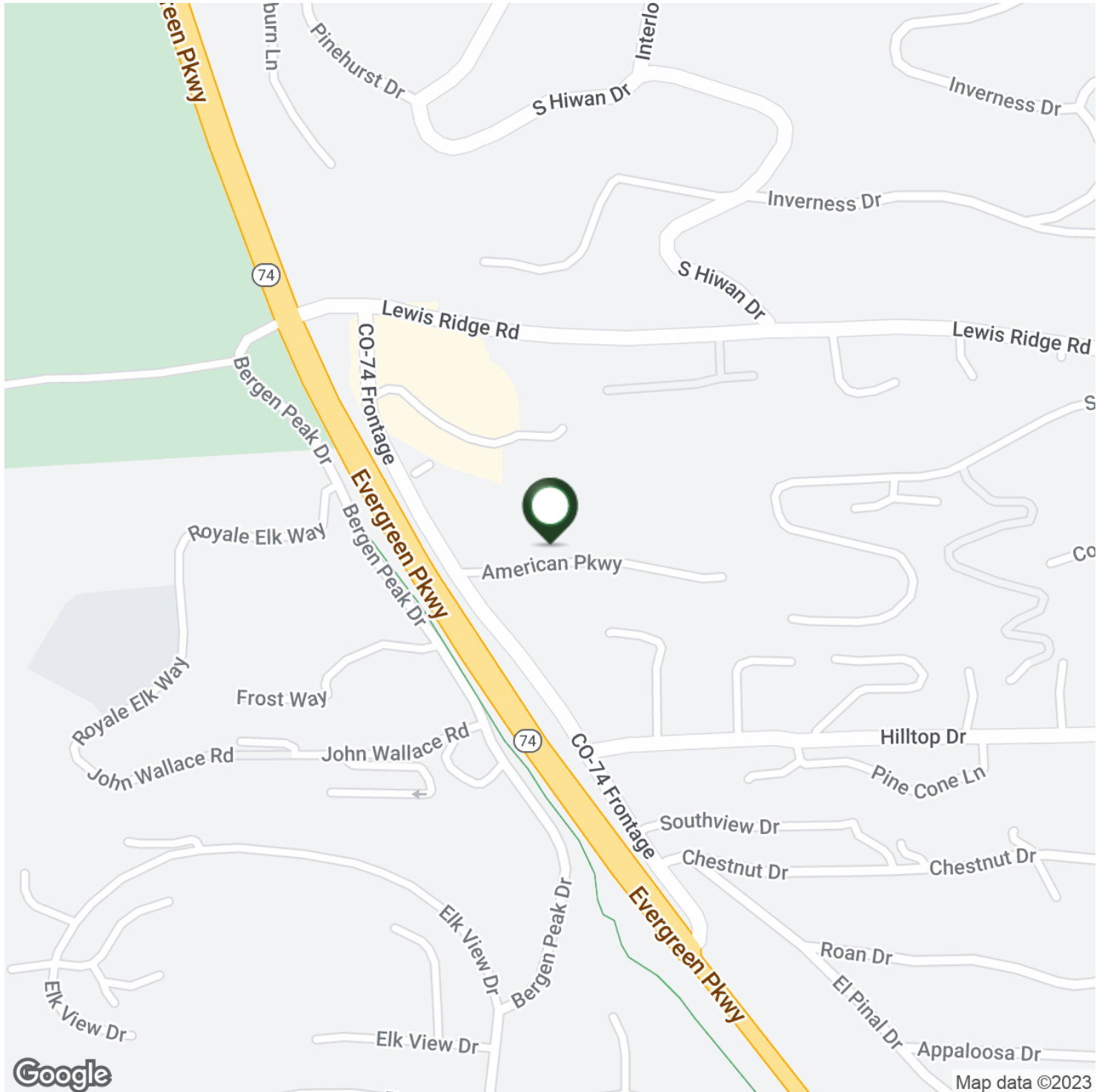
Additional Photos



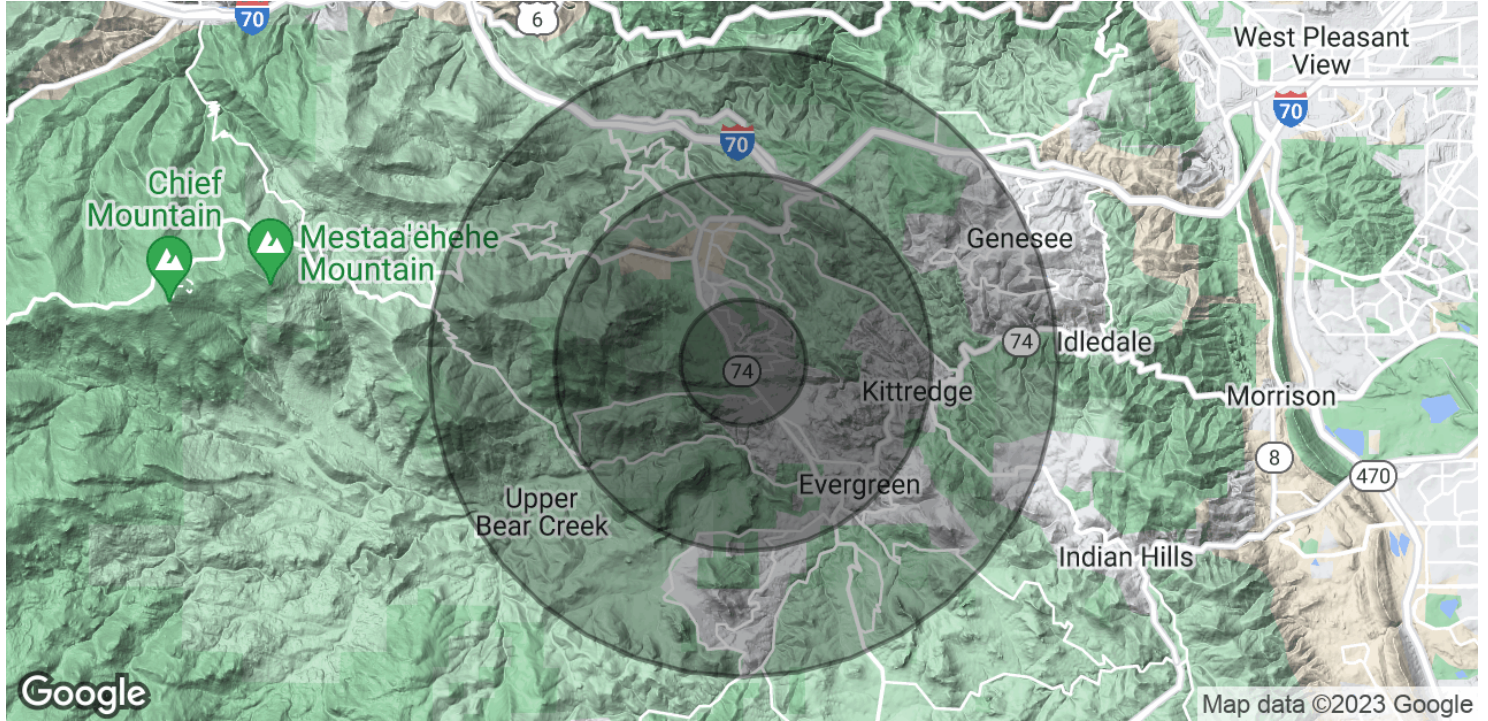
Additional Photos



Location Maps



Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,789	11,437	21,809
Average age	44.9	45.9	46.1
Average age (Male)	43.3	44.6	44.8
Average age (Female)	47.1	47.3	47.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,192	4,613	8,862
# of persons per HH	2.3	2.5	2.5
Average HH income	\$125,975	\$146,782	\$140,447
Average house value	\$501,497	\$476,013	\$474,382

* Demographic data derived from 2020 ACS - US Census

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