



EVERGREEN
COMMERCIAL GROUP, LLC

FOR SALE | LAND

\$855,000

10811 Highway 73, Conifer, CO 80433



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Executive Summary



OFFERING SUMMARY

Sale Price:	\$855,000
Price / Acre:	\$750,000
Lot Size:	1.14 Acres
Market:	Denver Foothills
Submarket:	Conifer

PROPERTY OVERVIEW

Relatively flat, treed parcel has 1.14 acres. Long term ground lease available.

LOCATION OVERVIEW

- Located just across from Stinker Gas Station on Hwy 73
- Highly visible from US Highway 285 and Hwy 73
- Main access between Conifer and Evergreen
- High traffic route

Property Description

PROPERTY OVERVIEW

Relatively flat, treed parcel has 1.14 acres. Long-term ground lease available.

Sale Includes 3 acre-feet of decreed commercial water"... available to the site as well as the choice to connect to the Local Municipal Sewer Service --with a 4" Sewer tap on the property or option to install an individual Septic System.

The property is currently going thru a Commercial Rezoning to meet the existing commercial water decree.

LOCATION OVERVIEW

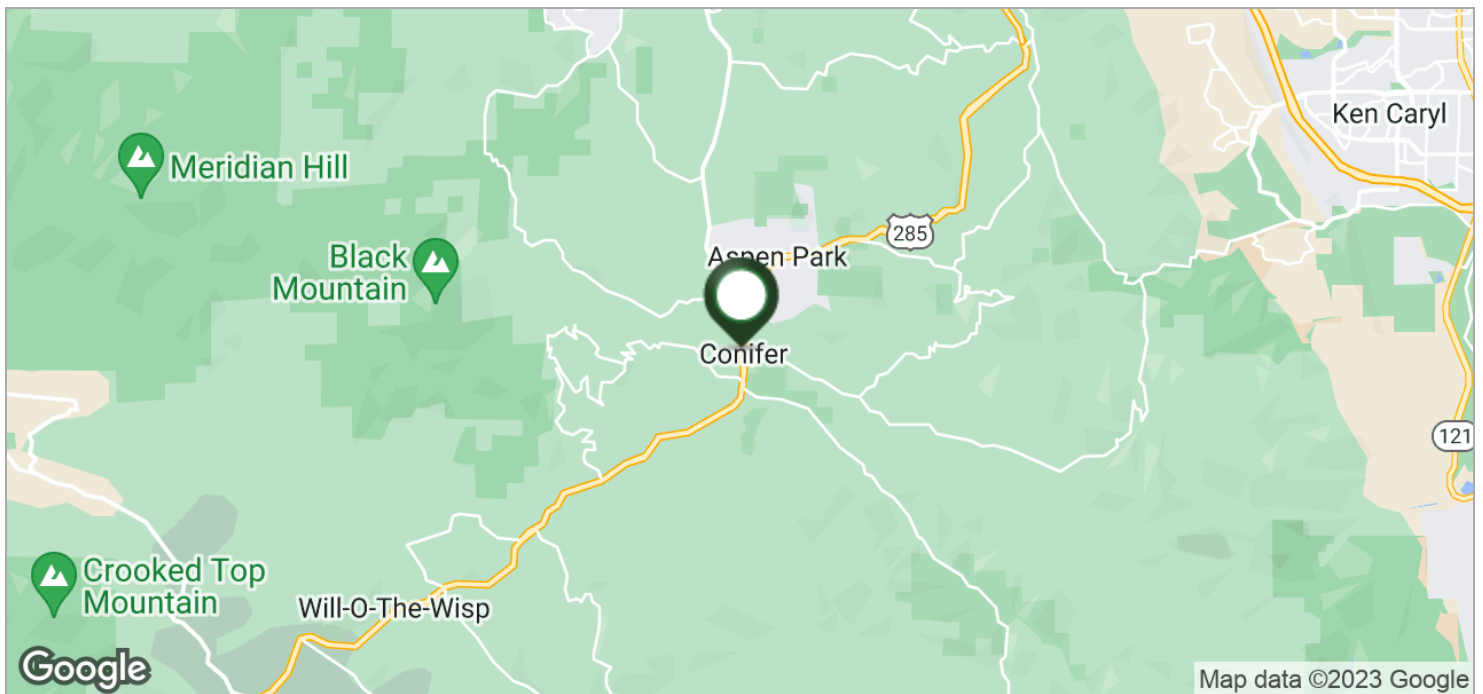
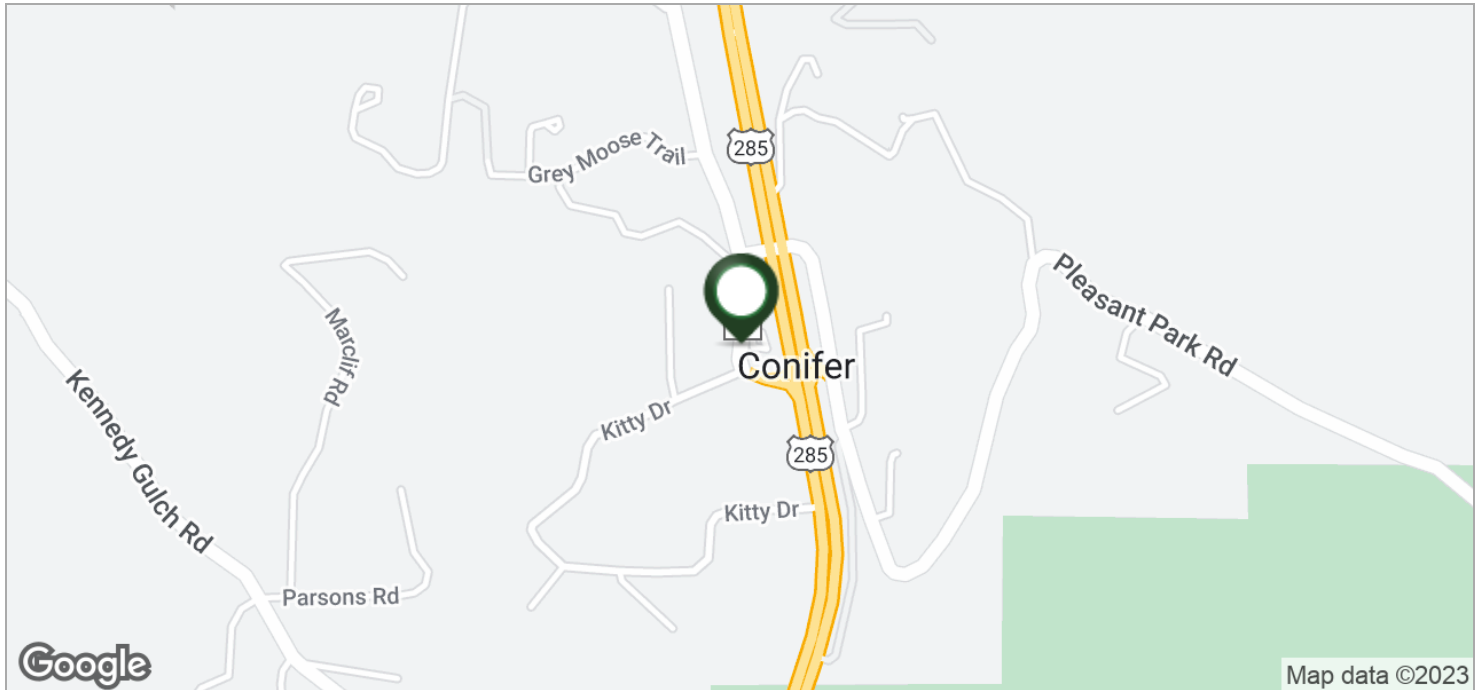
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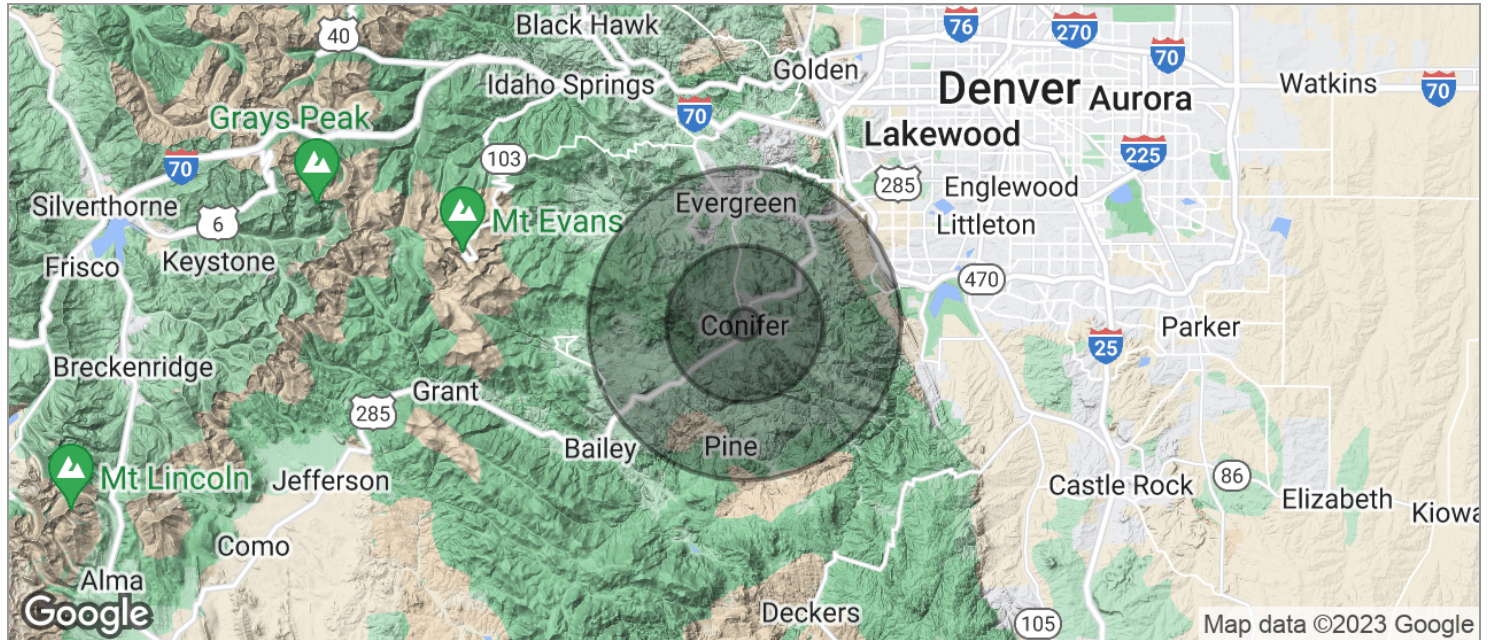
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	510	10,823	42,405
MEDIAN AGE	45.6	46.1	44.9
MEDIAN AGE (MALE)	45.8	46.2	44.5
MEDIAN AGE (FEMALE)	45.6	46.1	45.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	198	4,339	16,683
# OF PERSONS PER HH	2.6	2.5	2.5
AVERAGE HH INCOME	\$116,780	\$112,971	\$123,220
AVERAGE HOUSE VALUE	\$453,866	\$429,633	\$452,983

* Demographic data derived from 2020 ACS - US Census