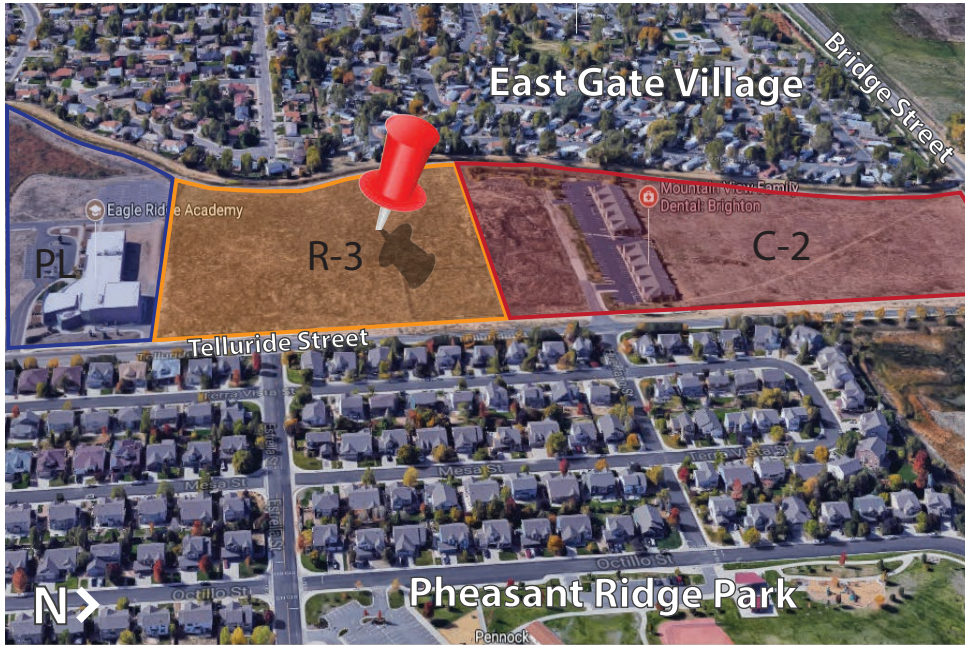


PRICE:
\$1,600,000
(\$3.07/SF)

FOR SALE

Parcel South of
Bridge & Telluride Streets
Brighton, CO



This rare mid-sized R-3 parcel is located north of Eagle Ridge Academy and south of Telluride Business Park. Solid central Brighton location with commercial/residential neighboring parcels. East Gate Village to the west, Pheasant Ridge to the east. Perfect location for child care facility, senior living facility or construction of apartments or multiple living units.

NATASHA FELTEN
nfelten@colocomm.com

2937 Ulster Street
Denver, CO 80238
(303) 327-5800

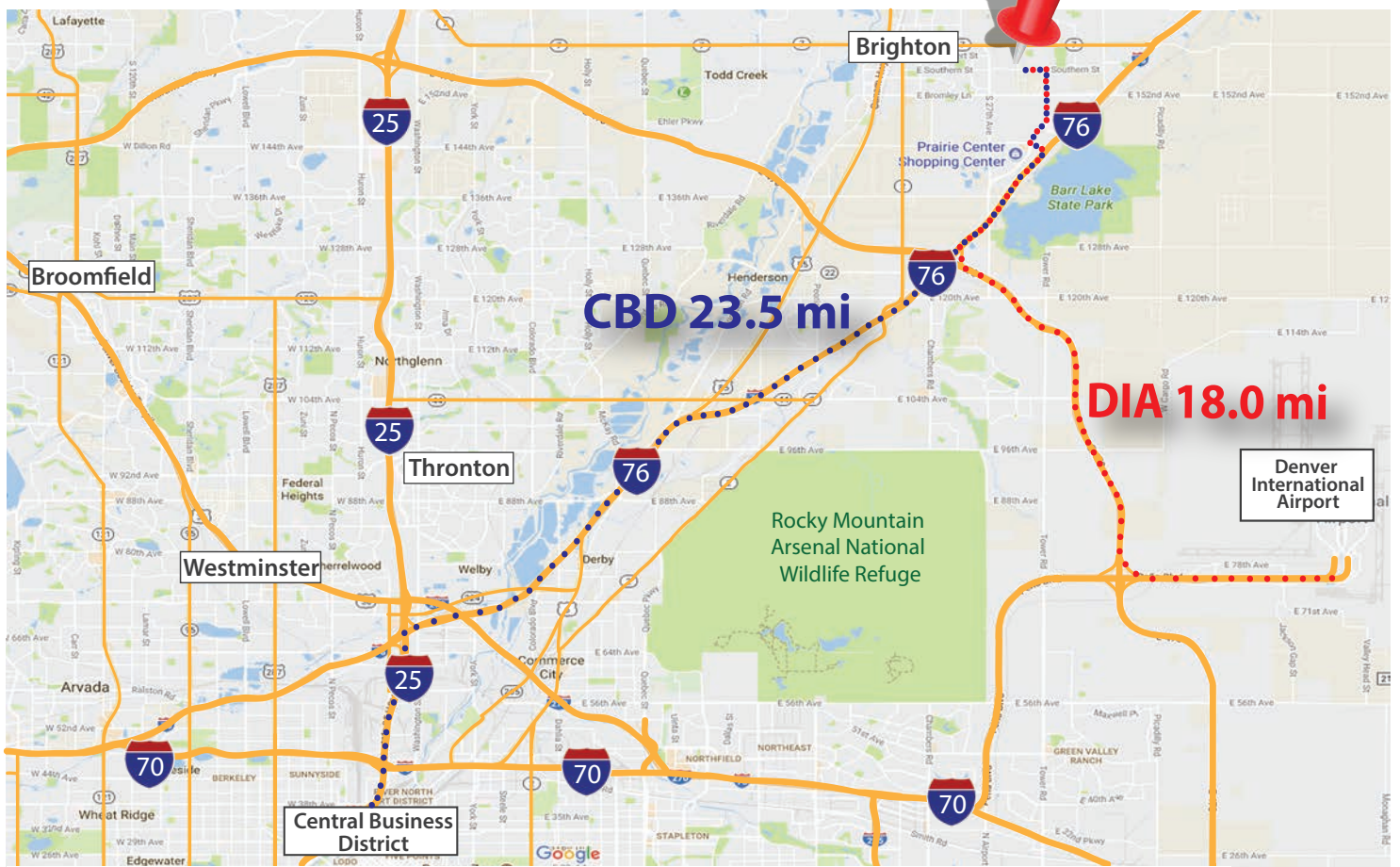


COLORADO COMMERCIAL
COMPANIES

OVERVIEW

Property Type:	Land
City:	Brighton
County:	Adams
Size:	+/- 11.967 Acres
Zoning:	R-3
Topography:	Flat
Frontage:	+/- 700 ft

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice, and to any special listing conditions imposed by our Principals.



R-3 ZONING PROVIDES FOR:

PUBLIC, INSTITUTIONAL USES

- ✓ Family Child Care Home, Small
- ✓ Park and Open Spacae
- ✓ Bus Stop

RESIDENTIAL USES

- ✓ Manufactured Home
- ✓ Multiple
- ✓ Single Family, Attached
- ✓ Group Home
- ✓ Residence, Protective
- ✓ Senior Living Facility, Assisted
- ✓ Senior Living Facility, Independent
- ✓ Senior Living Facility, Nursing

ACCESSORY USES

- ✓ Accessory Building
- ✓ Home Occupation

* Other conditonal uses available

<http://www.brightonco.gov/DocumentCenter/View/163>

DEMOGRAPHICS

POPULATION

	1 mile	5 mile
2017 Total Population:	9,026	50,939
Pop Growth 2017-2022:	10.06%	10.20%
Average Age:	36.6	35.5

HOUSEHOLDS

	1 mile	5 mile
2017 Total Households:	3,092	16,822
HH Growth 2017-2022:	10.09%	10.31%
Meidan Household Income:	\$71,585	\$71,124
Aveage Household Size:	2.9	2.9
2017 Average HH Vehicles:	2	2

HOUSING

	1 mile	5 mile
Median Home Value:	\$ 253,901	\$ 261,271
Median Year Built:	1997	1997

* CoStar Realty Information, Inc.