



FOR SALE | LAND - 4 LOTS SOLD TOGETHER

SEE BELOW FOR INDIVIDUAL LOT PRICING

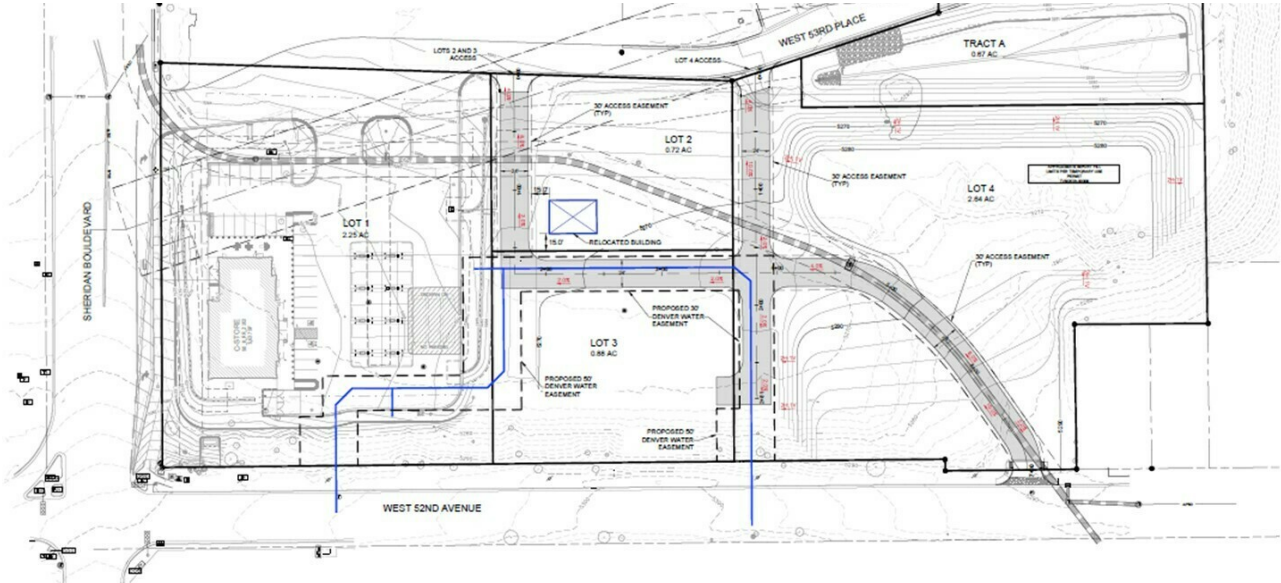
5200 Sheridan Boulevard, Arvada, CO 80002

FOR SALE - 4 LOTS COMBINED APPROXIMATELY 6.5 ACRES



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Executive Summary



OFFERING SUMMARY

Sale Price:	Subject To Offer
Price / Acre:	-
Lot Size:	6.49 Acres

PROPERTY OVERVIEW

4 lots sold together.
 Lot 1: 2.25 Acres: \$2,250,000
 Lot 2: .72 Acres: \$500,000
 Lot 3: .88 Acres: \$600,000
 Lot 4: 2.64 Acres: \$1,800,000
 6.49 Acres Total

Discover a prime investment opportunity at 5200 Sheridan Boulevard in Arvada, CO. This expansive property presents spacious lots suitable for diverse development prospects. Zoned for versatile land use and strategically positioned near major transportation routes, it offers excellent commercial visibility and potential for high ROI. Surrounded by thriving businesses and amenities, this property is an ideal choice for the savvy investor seeking to capitalize on the flourishing Arvada market. With utilities readily available on-site, this property represents a compelling opportunity for those seeking to maximize their investment in a sought-after location.

LOCATION OVERVIEW

Premier location on NEC of 52nd & Sheridan Blvd.

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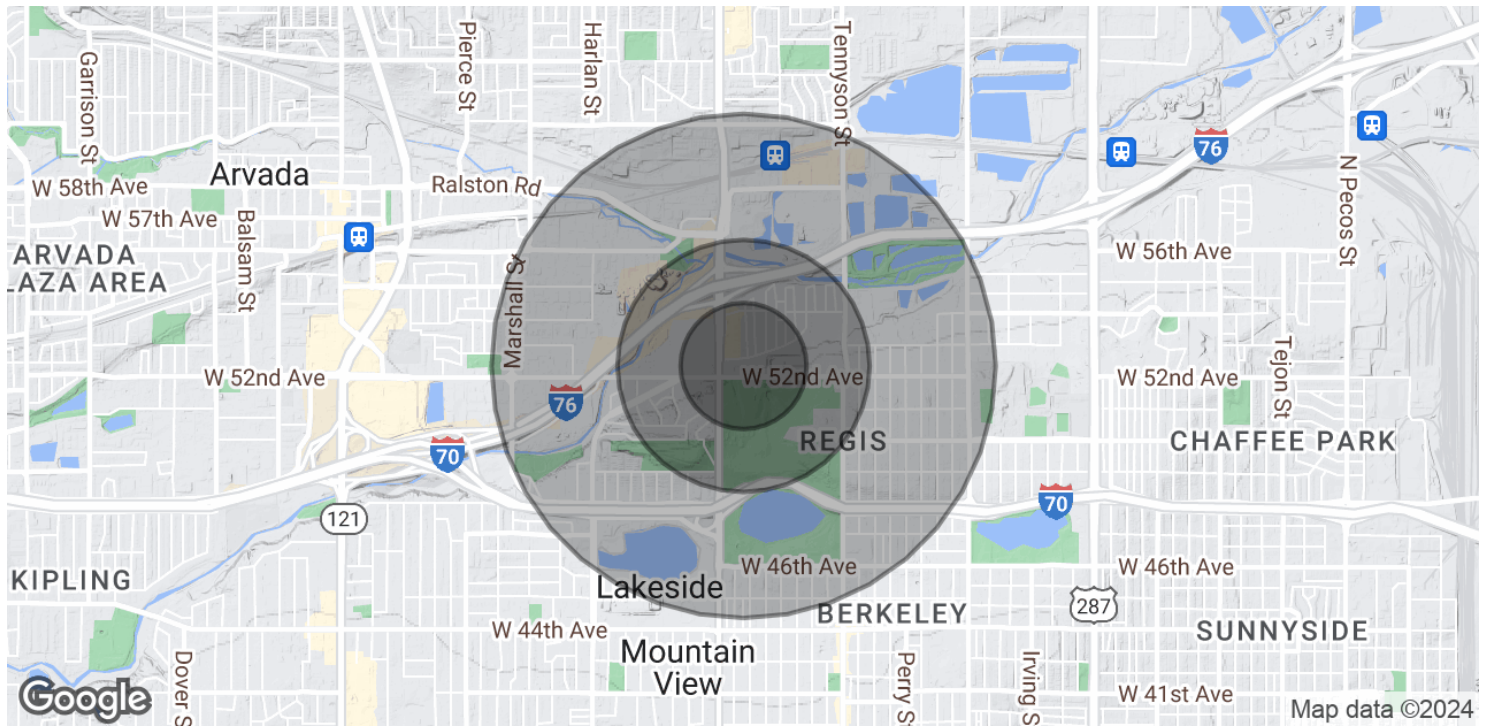
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Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	446	2,118	10,168
Average Age	27.4	29.2	32.0
Average Age (Male)	28.2	29.8	32.6
Average Age (Female)	26.1	28.5	31.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	153	739	3,802
# of Persons per HH	2.9	2.9	2.7
Average HH Income	\$55,785	\$63,223	\$81,868
Average House Value	\$142,549	\$219,564	\$305,197

2020 American Community Survey (ACS)

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