

Interstate Pads Available

SWC I-76 & Highway 2, Lochbuie, Colorado



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PROPERTY OVERVIEW:

- ◇ Rare Interstate Pad Site & Development Opportunity
- ◇ 1 AC to 40 AC Available

FEATURES:

- ◇ Excellent Exposure
- ◇ New Development in an Underserved Trade Area
- ◇ Over 18,000 new D.U.'s planned in Trade Area

DEMOGRAPHICS

POPULATION				HOUSEHOLDS			
Icon	1 Mile:	3 Mile:	Trade Area:	Icon	1 Mile:	3 Mile:	Trade Area:
	4,223	14,744	52,541		1,410	4,635	15,392
DAYTIME POPULATION				AVG. HH INCOME			
Icon	1 Mile:	3 Mile:	Trade Area:	Icon	1 Mile:	3 Mile:	Trade Area:
	277	1,779	13,229		\$57,509	\$75,591	\$70,716
AVG. DAILY TRAFFIC				Disclosure Agreement			
Icon	On CR 2 east of I-76	On I-76 Frontage Rd north of CR 2	On I-76 north of CR 2	f i s t i n			
	5,100 VPD	14,861 VPD	17,356 VPD				
	On I-76 south of CR 2	18,181 VPD					

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