



POLARIS POINTE

Land Details

Land Size	15.41 Acres
Purchase Price	\$6,712,596
Zoning	AG
Assessor ID #	6207200013; 6207200015; 6207200018

Property Features

Brand new opportunity for Retail Tenants and Buyers in a high-growth area with excellent demographics; high traffic counts; easy access to major thoroughfares including I-25, Voyager Pkwy, and the Proposed Powers Extension; close proximity to new and existing housing developments including Flying Horse Ranch and North Gate.

This property is adjacent to the Bass Pro Shops which anchors the Polaris Pointe retail development. This site contains three plats of land consisting of approximately 15.41 Acres on Bass Pro Drive.

Please call Broker for additional details and pricing information.

For more information, please contact:

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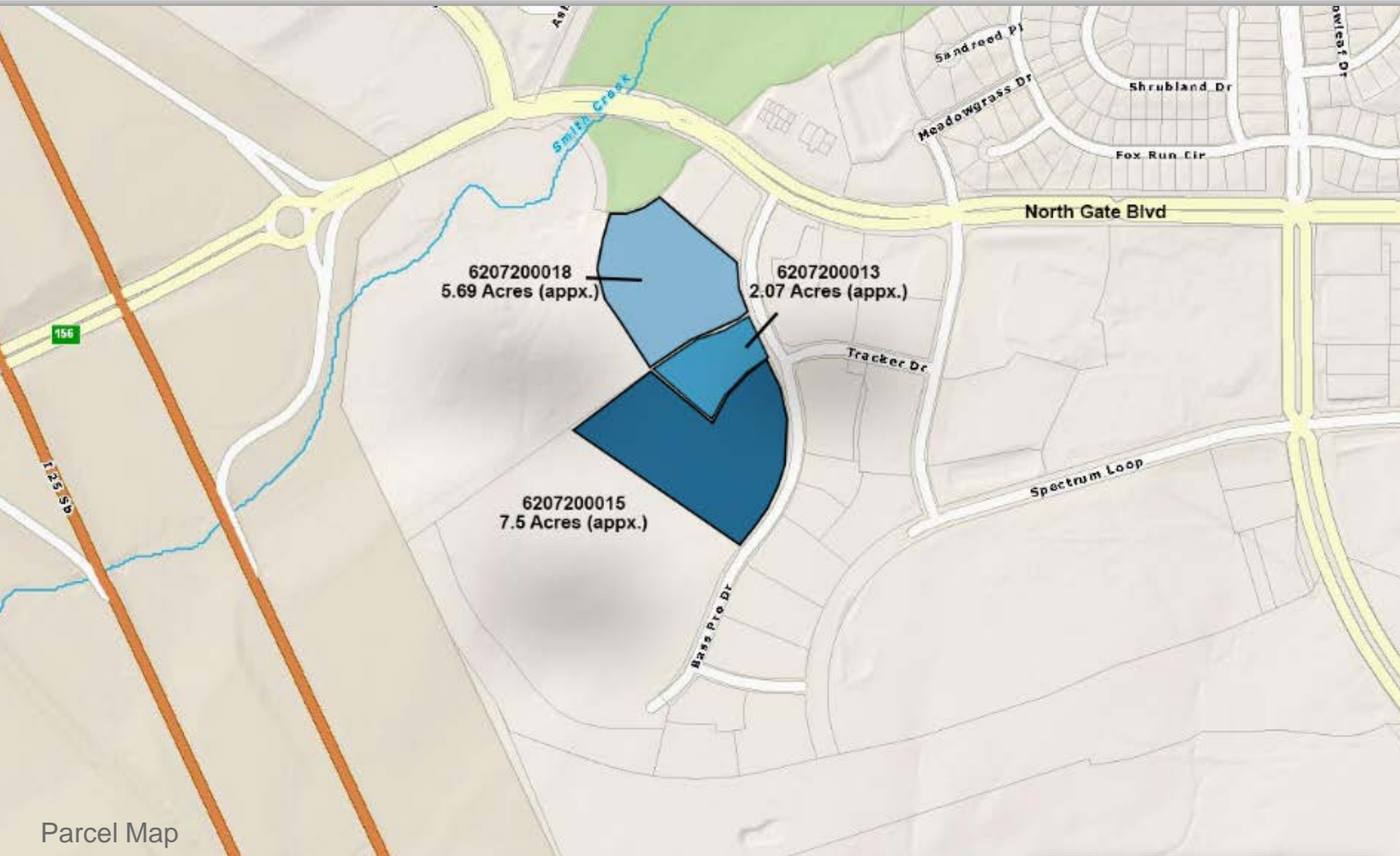
AG

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Ideally suited for such retailers as:

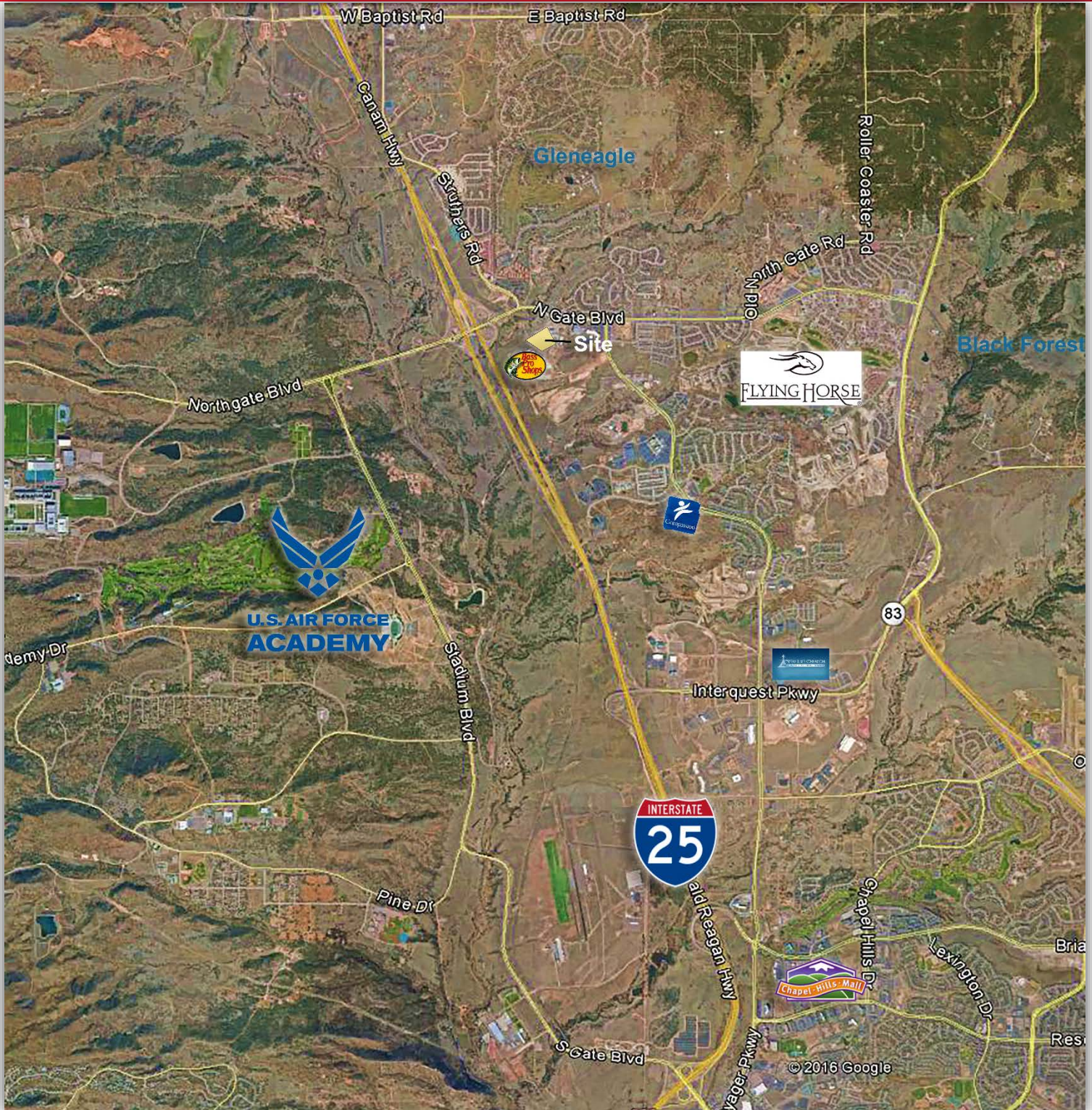
- Hotels/Resorts
- Grocery Stores
- Big-Box Retailers
- Retail Strip Center
- Restaurant/Food Concepts
- Leisure Amenities
- Salons/Spas
- Sports Centers



Parcel Map

Demographics	1 Mile	3 Mile	5 Mile
Estimated Population (2016)	4,255	24,083	47,969
Average Household Income	\$130,459	\$140,818	\$137,854
Traffic Count	15,961 vpd North Gate & Bass Pro	63,500 vpd North Gate & I-25	





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