



OFFICE INDUSTRIAL RETAIL INVESTMENTS



www.FullerRE.com

# 15.165± Acres For Sale

## 12480 E. 124th Avenue., Henderson, Colorado 80640



Boundaries provided as a visual representation and may not be accurate. Consult broker for complete legal description.

15.165± acres of land located between Highway 85 and Highway 76, on E. 124th. The property is in unincorporated Adams County and is currently zoned A-3, agricultural. Located east of Peoria St. and north of 120th Ave, less than ½ mile to Prairie View High School, Prairie View Middle School, Henderson Elementary, and 1 mile to John W Timming Elementary. Nearby parcels of land have been annexed into the City of Brighton, and zoned for various types of residential development.

### SITE LOCATION:

- 16 miles to Downtown Denver
- 8 miles to DIA
- Orchard Church is building a 52,000± SF church south of this property

### HOUSING MARKET:

Zip Code: 80640

Median Sales Price: \$319,000

Median Days on Market: 26 days

(www.relator.com)

Brighton:

Median Sales Price: \$355,000

Median Days on Market: 39 days

**Bob Leino**

(720) 287-5402

Bleino@FullerRE.com



**Tanner Fanello**

(720) 306-6022-

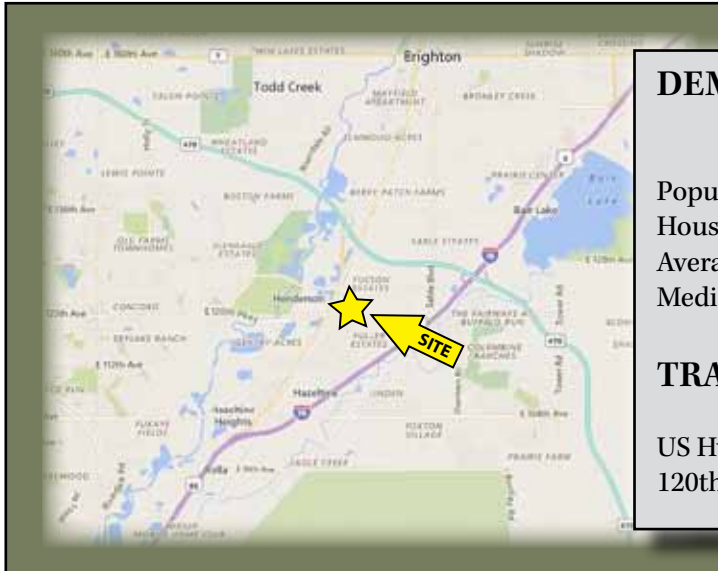
TFanello@FullerRE.com







Boundaries provided as a visual representation and may not be accurate. Consult broker for complete legal description.



<b>DEMOGRAPHICS</b> (CoStar 2016)			
	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
Population:	2,247	20,394	86,418
Households	709	6,663	28,854
Average HH Income	\$100,134	\$101,815	\$97,457
Median Age	33.10	33.20	33.90

<b>TRAFFIC:</b> (CDOT 2015)	
US Hwy 85 & E. 124th Ave.	- 33,111 vpd (CoStar 2015)
120th & Peoria	- 9,293 vpd (CoStar 2015)

