



Austin Smiles Court | Denver

Two lots of land available along Highway 16 Business and within the Grande Lake Crossing development.

DOUG CORE

704 661 8323

doug.core@cbcmeca.com

SAM KLINE, CCIM

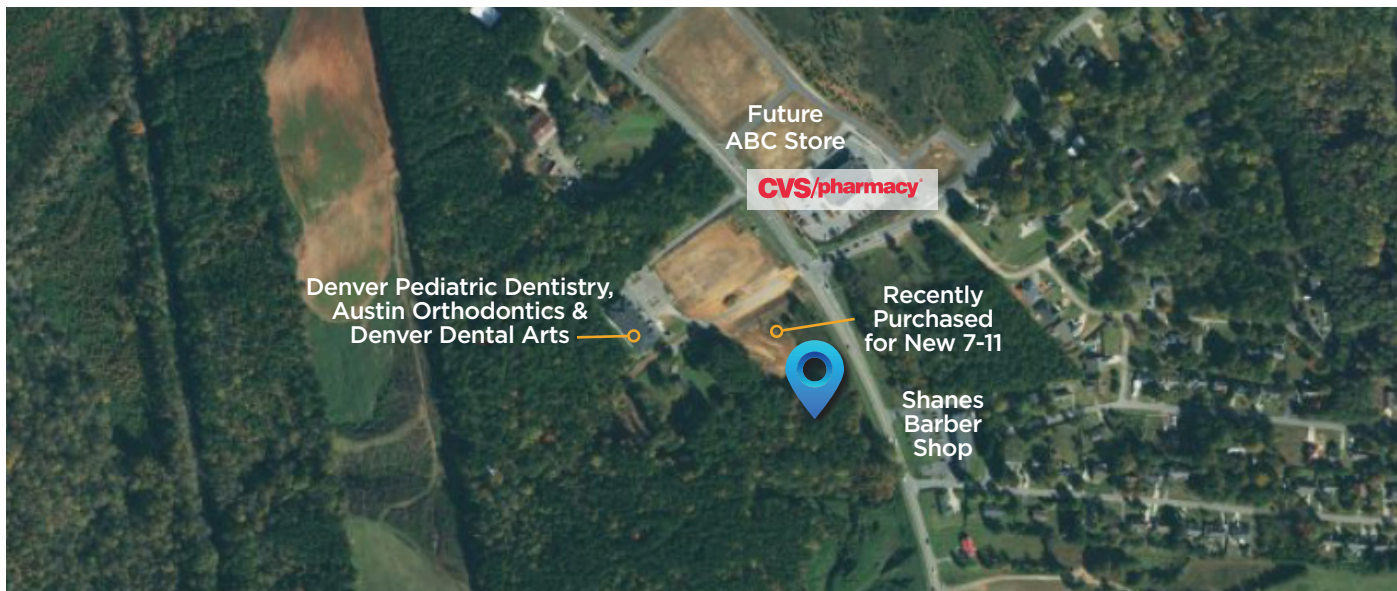
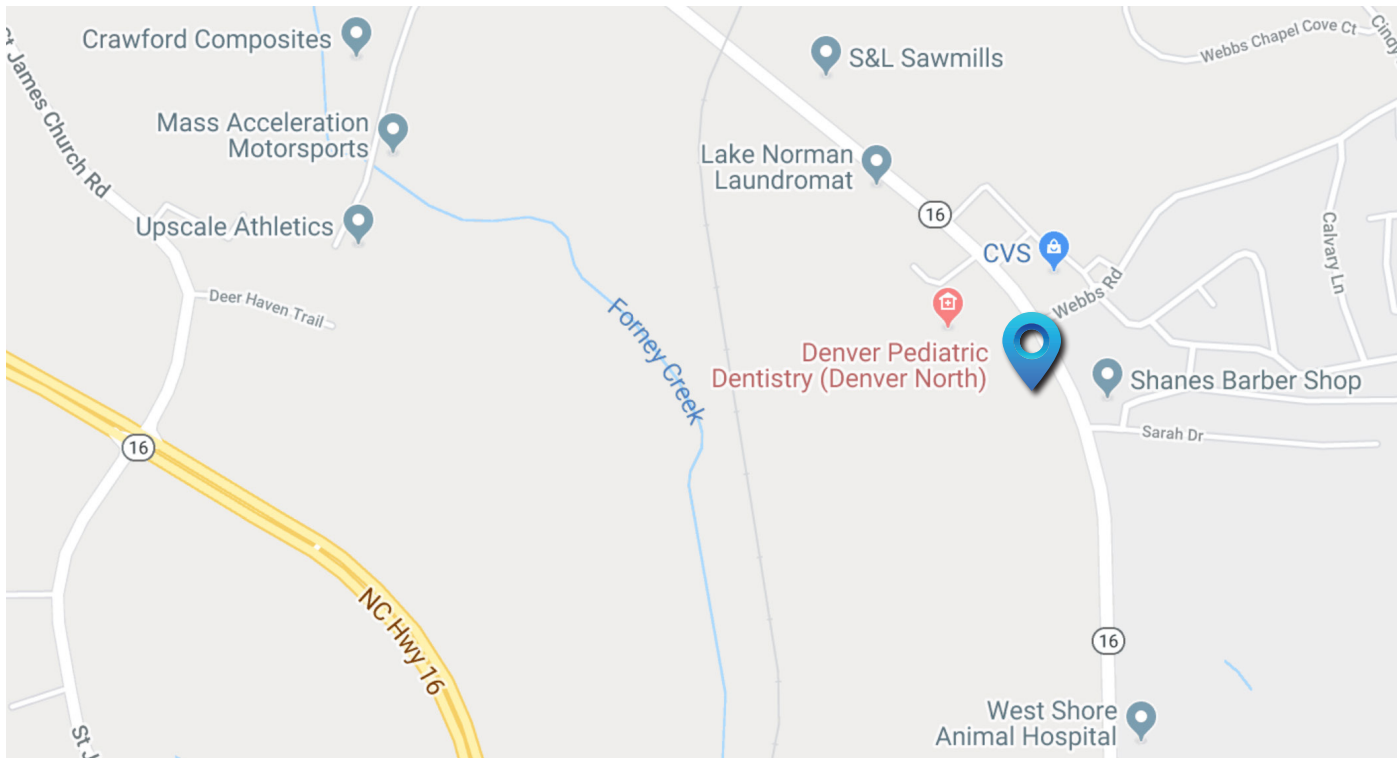
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PROPERTY INFORMATION

ACREAGE*

Total: 3.66 acres
 Lot 2: 1.25 acres
 Lot 3: 1.15 acres

ZONING

B-N, ELDD & R-SF

PARCEL ID

71506

FEATURES

- Frontage on well-travelled Highway 16
- Large amount of residential development along Webbs Rd. which empties into this intersection

LIST PRICE

Lot 2 \$650,000

Lot 3 \$625,000

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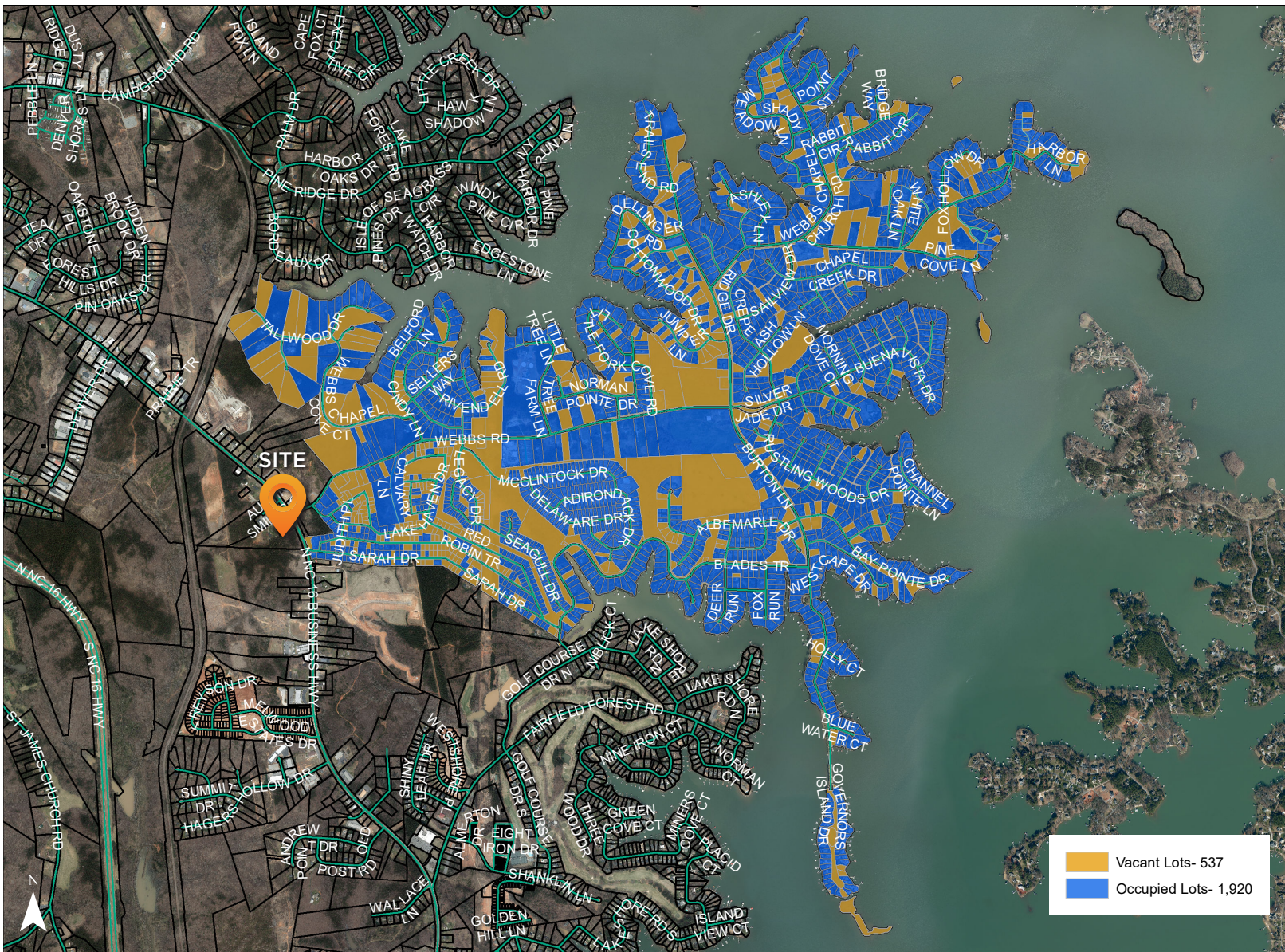


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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

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Peninsula Parcels

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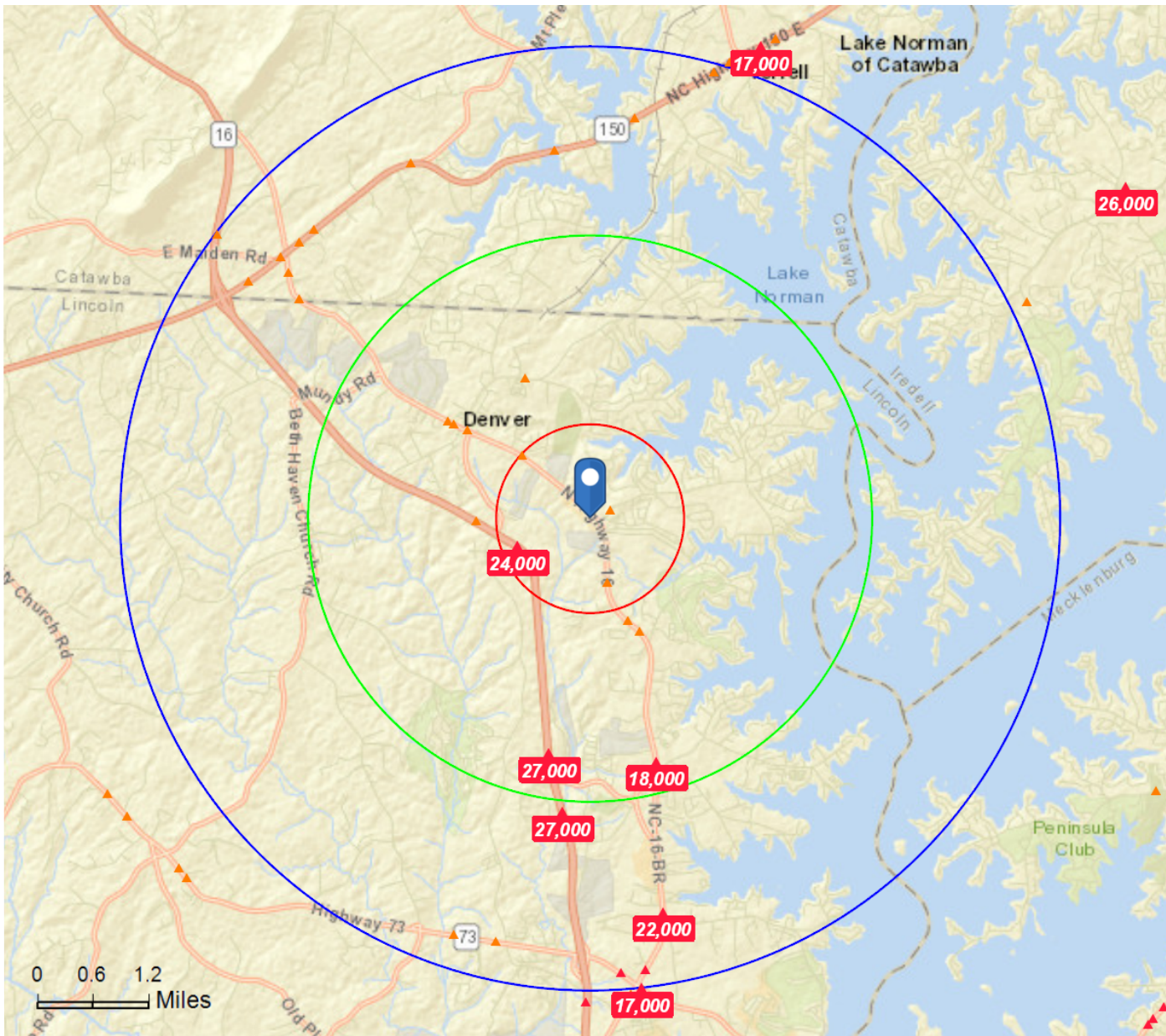
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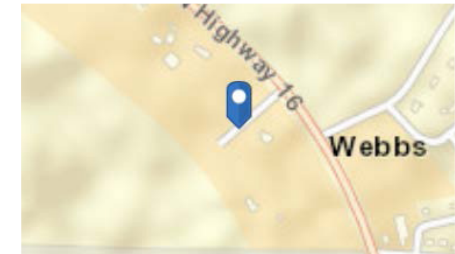
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TRAFFIC COUNT MAP

Average Daily Traffic Volume
1, 3 & 5 Mile Radii

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



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DEMOGRAPHICS

ONE MILE RADIUS

SUMMARY	CENSUS 2010		2019	2024		
Population	883		1,380	1,560		
Households	325		486	548		
Families	262		394	443		
Average Household Size	2.71		2.84	2.84		
Owner Occupied Housing Units	273		422	477		
Renter Occupied Housing Units	52		65	71		
Median Age	41.1		45.2	46.8		
TRENDS: 2019 - 2024 ANNUAL RATE	AREA		STATE	NATIONAL		
Population	2.48%		1.14%	0.77%		
Households	2.43%		1.13%	0.75%		
Families	2.37%		1.04%	0.68%		
Owner HHs	2.48%		1.28%	0.92%		
Median Household Income	1.20%		2.34%	2.70%		
HOUSEHOLDS BY INCOME	2019		2024			
	NUMBER	PERCENT	NUMBER	PERCENT		
<\$15,000	33	6.8%	31	5.7%		
\$15,000 - \$24,999	29	6.0%	32	5.8%		
\$25,000 - \$34,999	31	6.4%	31	5.7%		
\$35,000 - \$49,999	30	6.2%	32	5.8%		
\$50,000 - \$74,999	62	12.8%	69	12.6%		
\$75,000 - \$99,999	67	13.8%	74	13.5%		
\$100,000 - \$149,999	89	18.3%	99	18.1%		
\$150,000 - \$199,999	56	11.5%	78	14.2%		
\$200,000+	89	18.3%	102	18.6%		
Median Household Income	\$95,780		\$101,687			
Average Household Income	\$128,681		\$138,580			
Per Capita Income	\$46,762		\$50,227			
POPULATION BY AGE	CENSUS 2010		2019		2024	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
0 - 4	51	5.8%	65	4.7%	72	4.6%
5 - 9	69	7.8%	82	5.9%	85	5.5%
10 - 14	68	7.7%	99	7.2%	101	6.5%
15 - 19	60	6.8%	96	7.0%	100	6.4%
20 - 24	32	3.6%	61	4.4%	66	4.2%
25 - 34	75	8.5%	122	8.8%	142	9.1%
35 - 44	145	16.5%	159	11.5%	175	11.2%
45 - 54	161	18.3%	232	16.8%	230	14.8%
55 - 64	127	4.4%	227	16.5%	259	16.6%
65 - 74	62	7.0%	158	11.5%	200	12.8%
75 - 84	23	2.6%	61	4.4%	104	6.7%
85+	8	0.9%	17	1.2%	24	1.5%

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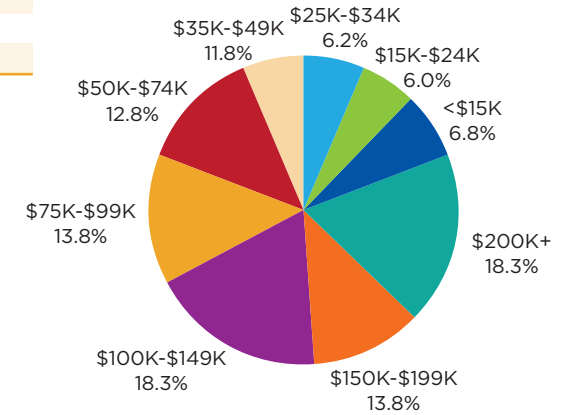
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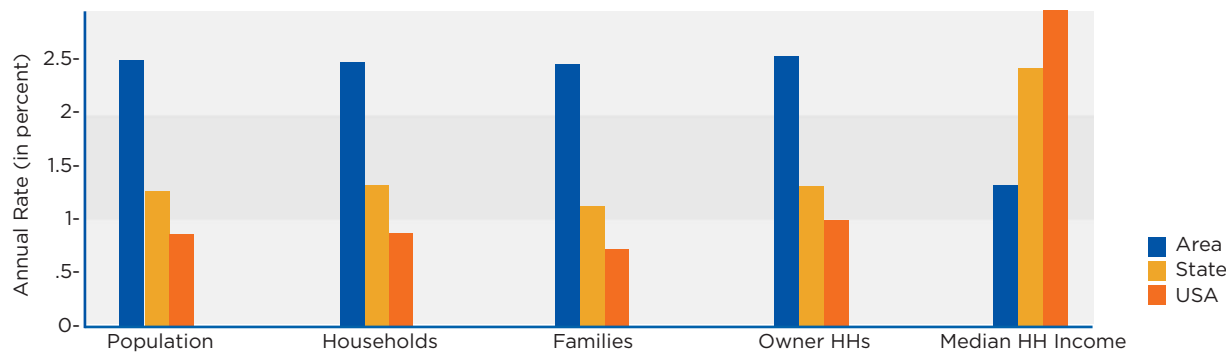
CENSUS RACE AND ETHNICITY	2010		2019		2024	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
White Alone	839	95.1%	1,309	94.7%	1,471	94.4%
Black Alone	20	2.3%	31	2.2%	35	2.2%
American Indian Alone	3	0.3%	5	0.4%	6	0.4%
Asian Alone	6	0.7%	12	0.9%	15	1.0%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	6	0.7%	9	0.7%	11	0.7%
Two or More Races	8	0.9%	16	1.2%	21	1.3%
Hispanic Origin (Any Race)	18	2.0%	29	2.1%	33	2.1%

ONE MILE RADIUS

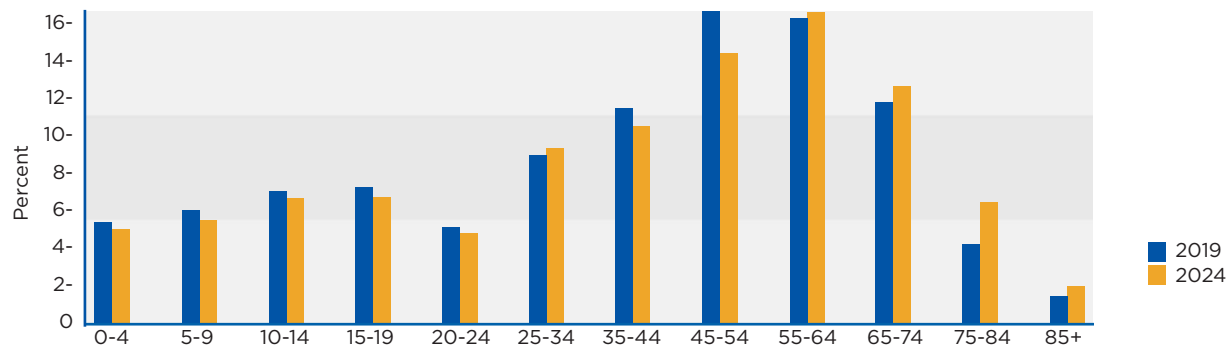
2019 HOUSEHOLD INCOME



TRENDS 2019-2024



POPULATION BY AGE



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Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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DEMOGRAPHICS

THREE MILE RADIUS

SUMMARY	CENSUS 2010	2019	2024
Population	12,479	15,910	17,684
Households	4,889	6,164	6,826
Families	3,743	4,680	5,168
Average Household Size	2.55	2.58	2.59
Owner Occupied Housing Units	4,059	5,155	5,749
Renter Occupied Housing Units	830	1,009	1,077
Median Age	41.9	45.1	46.3

TRENDS: 2019 - 2024 ANNUAL RATE	AREA	STATE	NATIONAL
Population	2.14%	1.14%	0.77%
Households	2.06%	1.13%	0.75%
Families	2.00%	1.04%	0.68%
Owner HHs	2.21%	1.28%	0.92%
Median Household Income	1.81%	2.34%	2.70%

HOUSEHOLDS BY INCOME	2019		2024	
	NUMBER	PERCENT	NUMBER	PERCENT
<\$15,000	535	8.7%	490	7.2%
\$15,000 - \$24,999	418	6.8%	400	5.9%
\$25,000 - \$34,999	390	6.3%	375	5.5%
\$35,000 - \$49,999	472	7.7%	471	6.9%
\$50,000 - \$74,999	849	13.8%	897	13.1%
\$75,000 - \$99,999	987	16.0%	1,074	15.7%
\$100,000 - \$149,999	1,091	17.7%	1,281	18.8%
\$150,000 - \$199,999	546	8.9%	772	11.3%
\$200,000+	875	14.2%	1,065	15.6%
Median Household Income	\$83,746		\$91,602	
Average Household Income	\$114,140		\$127,377	
Per Capita Income	\$44,129		\$49,101	

POPULATION BY AGE	CENSUS 2010		2019		2024	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
0 - 4	736	5.9%	779	4.9%	840	4.8%
5 - 9	892	7.1%	954	6.0%	990	5.6%
10 - 14	848	6.8%	1,101	6.9%	1,144	6.5%
15 - 19	769	6.2%	982	6.2%	1,106	6.3%
20 - 24	479	3.8%	659	4.1%	695	3.9%
25 - 34	1,170	9.4%	1,509	9.5%	1,627	9.2%
35 - 44	1,980	15.9%	1,949	12.3%	2,124	12.0%
45 - 54	2,245	18.0%	2,531	15.9%	2,541	14.4%
55 - 64	1,840	14.7%	2,578	16.2%	2,824	16.0%
65 - 74	991	7.9%	1,876	11.8%	2,277	12.9%
75 - 84	404	3.2%	773	4.9%	1,224	6.9%
85+	124	1.0%	219	1.4%	291	1.6%

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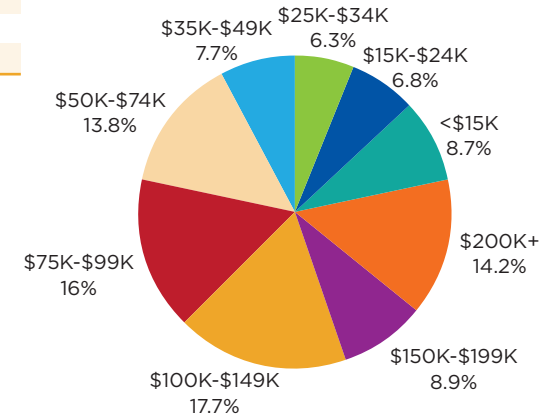
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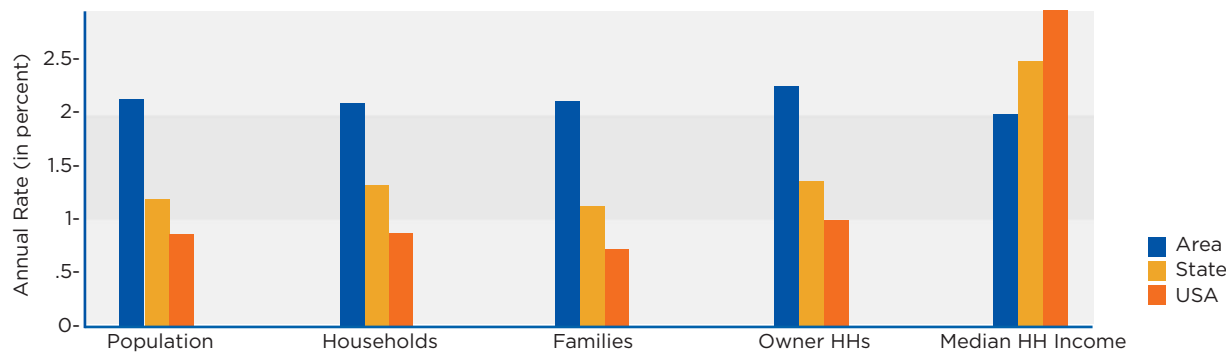
CENSUS RACE AND ETHNICITY	2010		2019		2024	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
White Alone	11,705	93.8%	14,800	93.0%	16,332	92.4%
Black Alone	363	2.9%	478	3.0%	538	3.0%
American Indian Alone	45	0.4%	57	0.4%	69	0.4%
Asian Alone	97	0.8%	153	1.0%	198	1.1%
Pacific Islander Alone	1	0.0%	2	0.0%	3	0.0%
Some Other Race Alone	137	1.1%	201	1.3%	252	1.4%
Two or More Races	132	1.1%	220	1.4%	292	1.7%
Hispanic Origin (Any Race)	360	2.9%	510	3.2%	614	3.5%

THREE MILE RADIUS

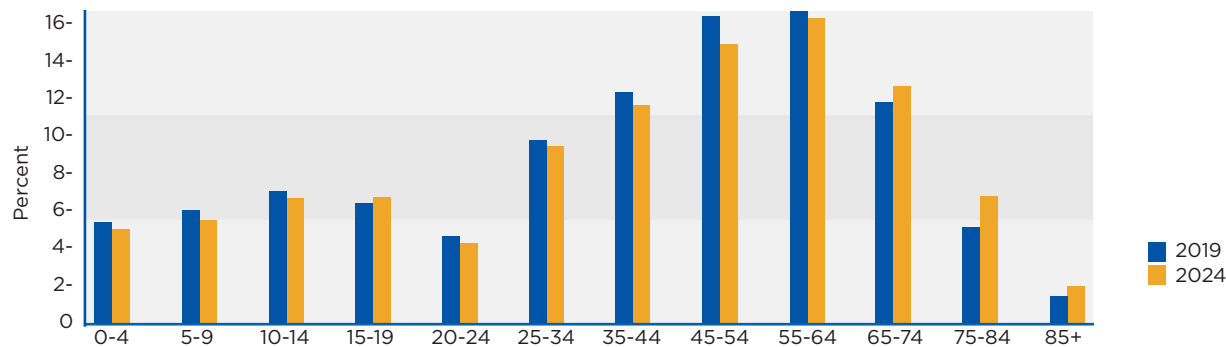
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TRENDS 2019-2024



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FIVE MILE RADIUS

SUMMARY	CENSUS 2010	2019	2024
Population	25,843	31,573	34,689
Households	10,108	12,195	13,350
Families	7,765	9,301	10,154
Average Household Size	2.56	2.59	2.60
Owner Occupied Housing Units	8,486	10,269	11,312
Renter Occupied Housing Units	1,622	1,927	2,038
Median Age	42.5	45.6	47.1

TRENDS: 2019 - 2024 ANNUAL RATE	AREA	STATE	NATIONAL
Population	1.90%	1.14%	0.77%
Households	1.83%	1.13%	0.75%
Families	1.77%	1.04%	0.68%
Owner HHs	1.95%	1.28%	0.92%
Median Household Income	1.85%	2.34%	2.70%

HOUSEHOLDS BY INCOME	2019		2024	
	NUMBER	PERCENT	NUMBER	PERCENT
<\$15,000	839	6.9%	763	5.7%
\$15,000 - \$24,999	850	7.0%	793	5.9%
\$25,000 - \$34,999	694	5.7%	658	4.9%
\$35,000 - \$49,999	1,059	8.7%	1,052	7.9%
\$50,000 - \$74,999	1,868	15.3%	1,956	14.7%
\$75,000 - \$99,999	1,802	14.8%	1,946	14.6%
\$100,000 - \$149,999	2,126	17.4%	2,487	18.6%
\$150,000 - \$199,999	1,007	8.3%	1,392	10.4%
\$200,000+	1,950	16.0%	2,303	17.3%
Median Household Income	\$84,154		\$92,251	
Average Household Income	\$121,211		\$133,775	
Per Capita Income	\$46,535		\$51,184	

POPULATION BY AGE	CENSUS 2010		2019		2024	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
0 - 4	1,440	5.6%	1,492	4.7%	1,588	4.6%
5 - 9	1,863	7.2%	1,855	5.9%	1,907	5.5%
10 - 14	1,848	7.2%	2,233	7.1%	2,217	6.4%
15 - 19	1,626	6.3%	1,983	6.3%	2,192	6.3%
20 - 24	947	3.7%	1,295	4.1%	1,347	3.9%
25 - 34	2,261	8.7%	2,873	9.1%	3,096	8.9%
35 - 44	4,042	15.6%	3,750	11.9%	4,021	11.6%
45 - 54	4,767	18.4%	5,142	16.3%	5,077	14.6%
55 - 64	3,788	14.7%	5,195	16.5%	5,700	16.4%
65 - 74	2,152	8.3%	3,793	12.0%	4,578	13.2%
75 - 84	870	3.4%	1,554	4.9%	2,401	6.9%
85+	241	0.9%	409	1.3%	565	1.6%

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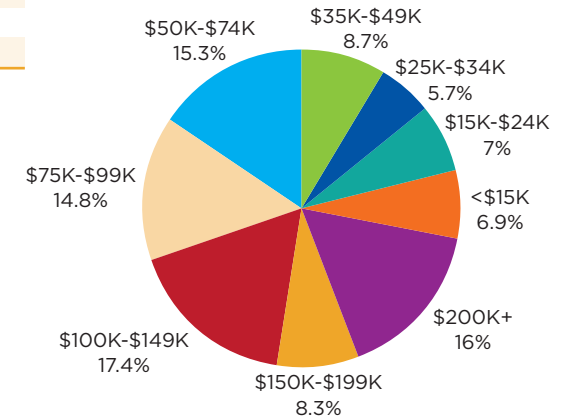
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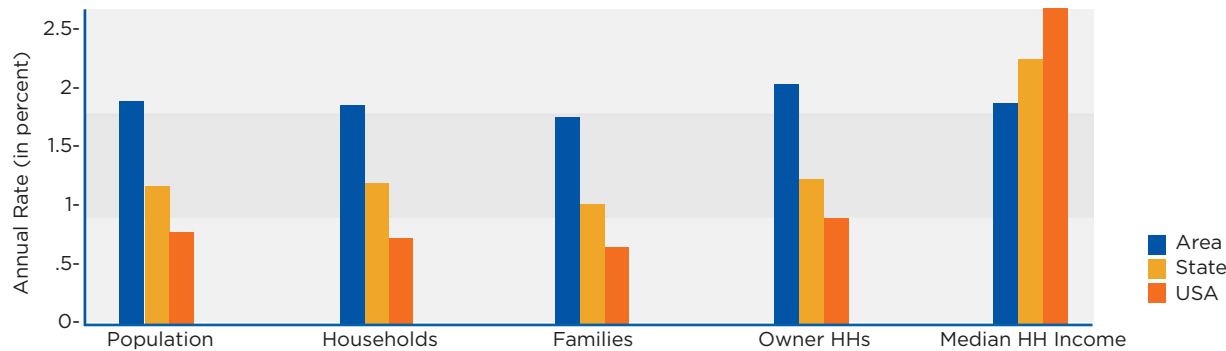
CENSUS RACE AND ETHNICITY	2010		2019		2024	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
White Alone	24,245	93.8%	29,300	92.8%	31,923	92.0%
Black Alone	707	2.7%	913	2.9%	1,026	3.0%
American Indian Alone	86	0.3%	107	0.3%	125	0.4%
Asian Alone	213	0.8%	349	1.1%	460	1.3%
Pacific Islander Alone	6	0.0%	12	0.0%	16	0.0%
Some Other Race Alone	280	1.1%	397	1.3%	497	1.4%
Two or More Races	306	1.2%	496	1.6%	644	1.9%
Hispanic Origin (Any Race)	739	2.9%	1,036	3.3%	1,263	3.6%

FIVE MILE RADIUS

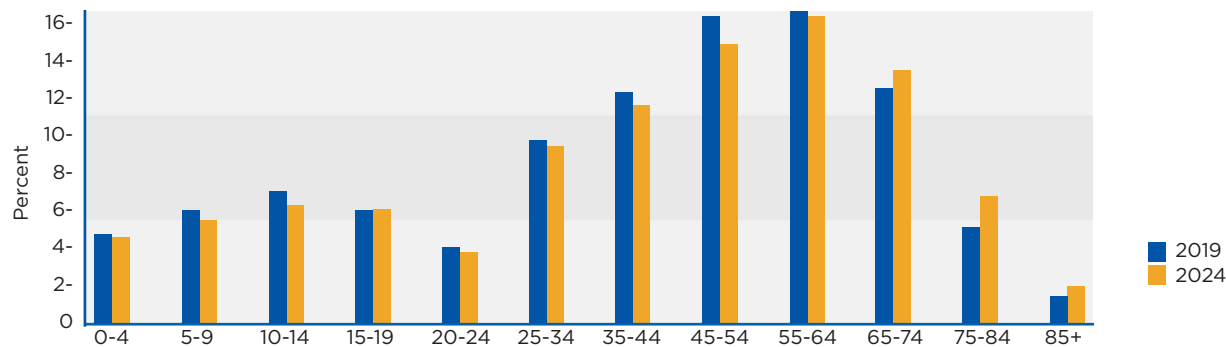
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