

96TH & INDIANA



Residential or Commercial Development Opportunity

Arvada, CO 80005

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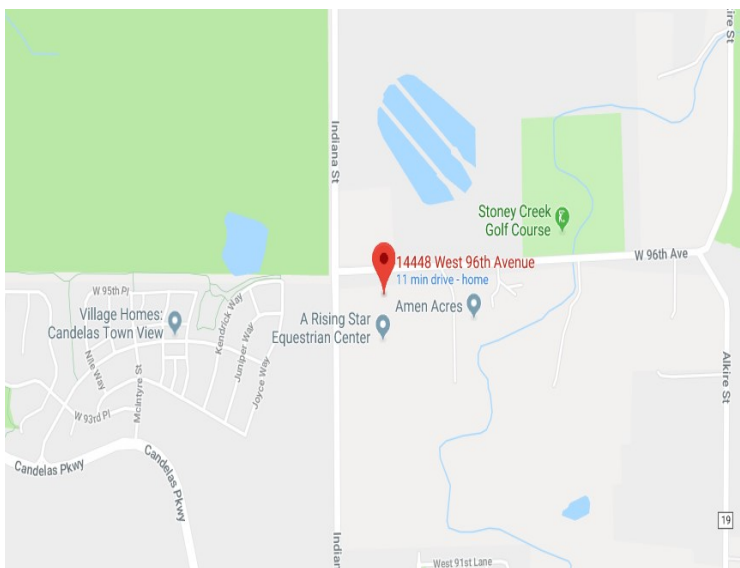
Wheat Ridge, CO 80033

Loopnet / CoStar / Xceligent /

OfficeSpace.com

SALE PRICE: \$4,500,000
(\$199,379 per acre)

- Two lots totaling 22.57 Acres
- Adjacent to the future Jefferson Parkway Highway
- Zoned A-2
- Adjacent to Candelas Home Development
- Immediate proximity to King Soopers, Starbucks, Supercuts, etc.
- 10 minutes from Flatirons Crossing Mall, Westminster/Boulder airport, and the Omni Interlocken Resort & Golf Club



No warranty or representation is made as to the accuracy of the foregoing information.
Terms of sale or lease and availability are subject to change or withdrawal without notice.

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- Lot A (14448 W. 96th Ave.): 11.32 Acres
 - Current Use: Landscaping Company
 - Hard corner off 96th & Indiana
 - Well & Septic
- Potential redevelopment opportunity
- Direct access off 96th
- Commercial well

- Lot B (9470 Indiana St.): 11.25 Acres
 - Current Use: Equestrian Center
 - Horse arena w/ stalls, lounge, bathrooms, etc.
 - Approximately 13,800 Square Feet
 - 1,600 Square foot, 3 Bed 2 Bath house w/ 40x40 shop building
- Additional stables on-site



Current Corner Property is ideal site for a Developer with immediate access to Indiana St., just minutes away from Hwy 72 & Hwy 93.

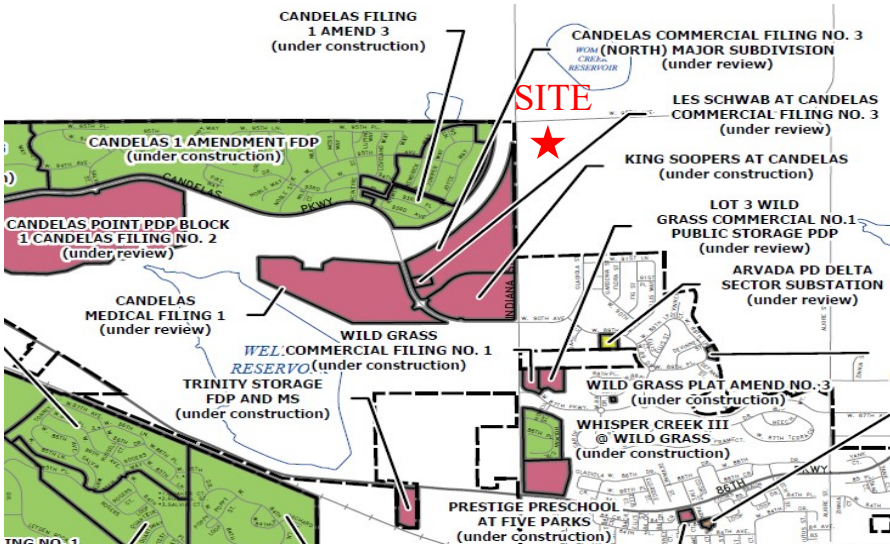
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SOURCE: City of Arvada
Development Projects map
January 2018

SOURCE: Jefferson Parkway
Public Highway Authority
(JPPHA) 8/23/2016



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The immediate area is experiencing incredible growth with Whisper Creek and Candela's mixed use

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