



3664 Soda Lakes Road

Morrison, Colorado 80465

Property Overview

- 4.77 acre development site located at freeway interchange of C-470 & Morrison Road
- Adjacent to Jefferson County Hogbac open space
- Overlooks Bear Creek State Park with views of Denver
- Close proximity to Red Rocks State Park & Downtown Morrison
- Strong demographics in neighboring communities
- High visibility site with daily exposure to over 85,000 vehicles

Sale Price: \$1,995,000

Property Facts

Lot Size:	4.77 AC (207,874 SF)
Zoning:	A-2 (Jefferson County)
Taxes:	\$9,465.64 (2017)

For more information:

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Land For Sale

3664 Soda Lakes Rd Morrison, Colorado



Traffic Counts

	Vehicles/Day
C-470 & W. Morrison Rd.	85,000
S. Rooney Rd. & Bear Creek Ave.	19,000
Bear Creek Ave & Soda Lakes Rd.	13,000

*Source: SitesUSA

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Demographics

	1 Mile	3 Mile	5 Mile
Population	11,985	98,638	259,852
Average Household Income	\$144,125	\$118,039	\$129,470
Daytime Employees	6,366	50,464	96,534

*Source: SitesUSA