

INFILL LAND OPPORTUNITY

1180 South Kingston Street, Aurora, CO 80012

FOR SALE



PROPERTY DESCRIPTION

Excited to be offering 1.5 acres conveniently located on Mississippi and Kingston Street. Would be a great opportunity for developer/builder as planning department supports rezoning to R1A.

PROPERTY HIGHLIGHTS

- Vacant land located in excellent infill location
- 1.58 Acres with potential for single family detached or attached lots
- Adjacent to open space with canal and trail landscaped and maintained by Aurora
- Excellent schools – located within Cherry Creek School District
- Great neighbors - next to single family homes yet just a short walk to shopping, restaurants and entertainment
- Close to public transportation
- Currently zoned AOD and P-1 for office and parking, but planning department supports rezoning to R1A (medium density single family residential)

OFFERING SUMMARY

Sale Price:	\$549,000
Lot Size:	1.58 Acres
Price / SF:	\$7.98

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	25,687	202,161	480,347
Total Households	10,319	88,880	202,944
Employees	6,012	78,930	211,138
Businesses	604	7,802	22,691

* Demographics and Traffic Counts provided by CoStar

TOM KAUFMAN

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ANTONOFF
& CO. BROKERAGE INC.

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TRAFFIC COUNT	
S Havana St N of E Mississippi Ave	41,700/day
E Mississippi Ave W of E Kansas Dr	34,000/day
E Mississippi Ave & S Lima St	32,693/day

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