

Land For Sale

1.24 AC (53,848 SF)
Infill Development Site
in Enterprise Zone



10th Ave & Federal Blvd

990 Federal Blvd & 2950 W 10th Ave | Denver, Colorado 80204

Property Overview

- Prime infill development opportunity
- Two (2) parcels totalling 1.24 AC (53,848 SF)
- Three (3) story zoning with up-zoning precedence
- Opportunity zone and enterprise zone
- Downtown views
- High traffic volume and easy access to I-25 & 6th Ave
- Bus Stop across the street & only 3 blocks from Decatur-Federal RTD Light Rail Station
- Walk Score (77), Transit Score (60), Bike Score (84)

Sale Price: \$3,790,000 (\$70.40/SF)

Property Facts

Lot Size:	1.24 AC (53,848 SF)
Zoning:	E-CC-3, I-MX-3
Taxes (2018):	\$33,353.60

For more information:

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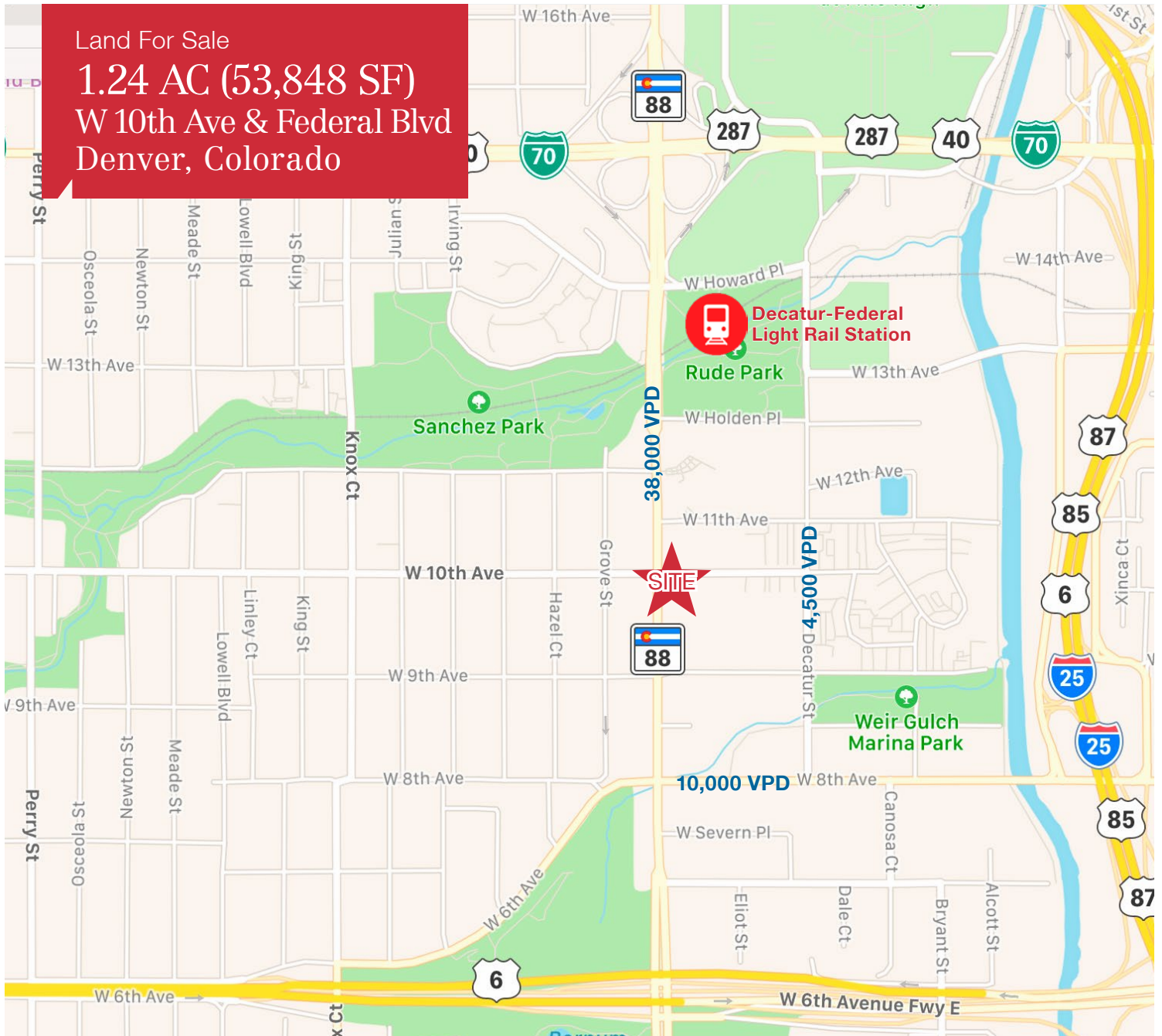
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Denver, Colorado



Demographics

	1 Mile	3 Mile	5 Mile
Population	16,901	236,434	494,236
Households	5,608	111,876	225,689
Average Household Income	\$50,626	\$79,257	\$89,908
Daytime Population	6,058	205,238	319,900

*Source: LandVision

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