



OFFICE INDUSTRIAL RETAIL INVESTMENTS



DEMOGRAPHICS (Source: CoStar 2017)

	1 Mile	3 Mile	5 Mile
Population:	2,344	28,013	83,140
Households	843	9,695	30,027
Median HH Income	\$63,793	\$47,425	\$51,673
Median Age	37.70	30.90	31.00

TRAFFIC: (Source: CoStar 2016)

SH85 @ Sunset Dr: 15,000 vpd



The information on this property was acquired from sources deemed reliable however we do not warrant its accuracy and recommend that all aspects be independently verified by purchaser.



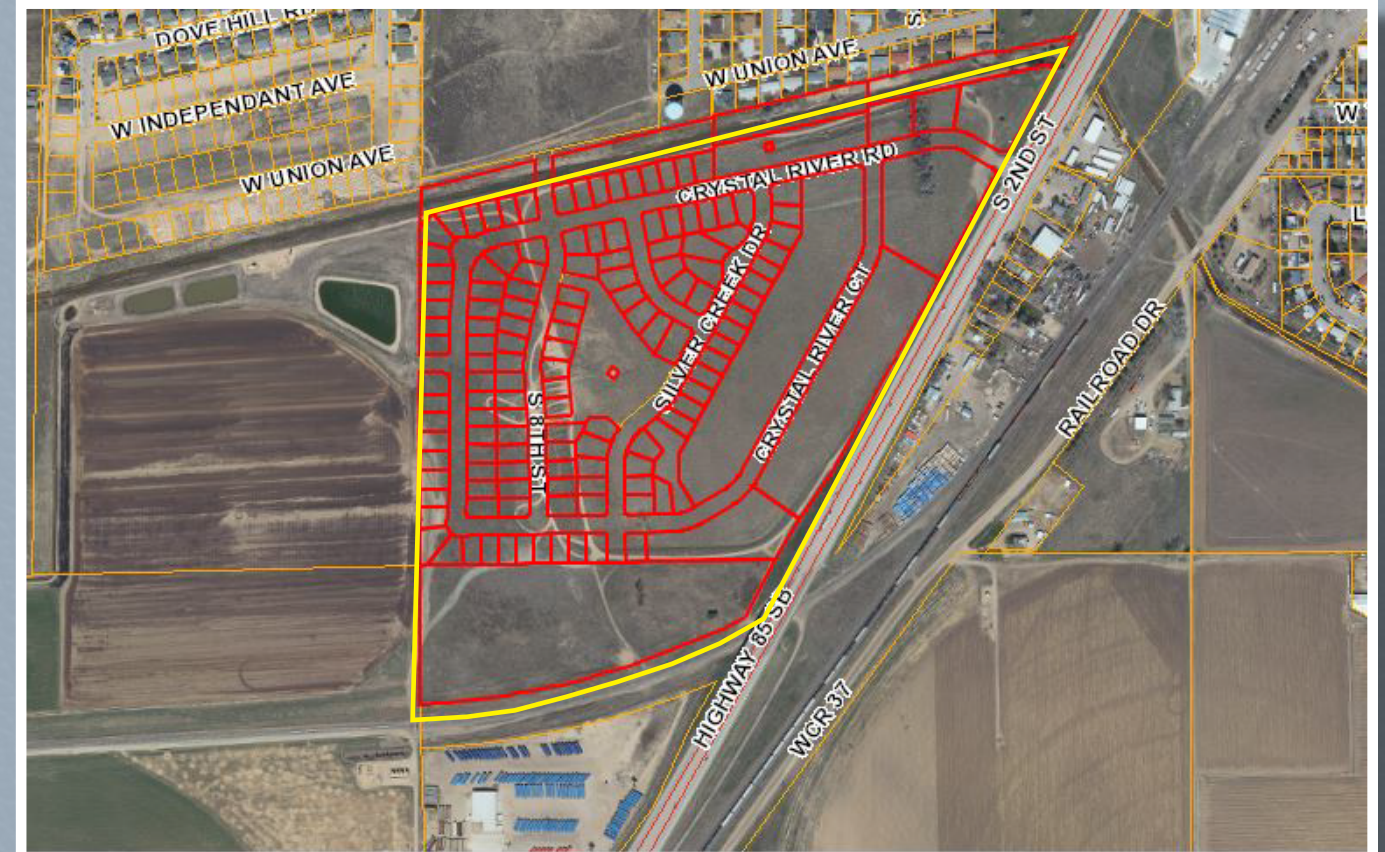
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65.472 Acres on Hwy 85 in La Salle, CO

"The Commons at La Salle"



For Sale: 65.472 acres located on Hwy. 85 in the Town of La Salle. The current PUD and Development Agreement allows for 130 homes (already platted with assessor's office) with 5 acres for commercial. Included in the price and in the PUD are 20.5 acres, currently zoned industrial and multifamily, that the Town of La Salle would support amending the PUD for residential use. Residential is in strong demand with the Town Clerk reporting 71 homes built and sold over the past 12 months. Main access would be from Hwy. 85 (CDOT approval is pending) and secondary access is from 8th Street. Buyer would be required to bring .6 CBT shares for each residence (with a two-pipe system) to receive final approval of development.

Offered at \$2,500,000



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