

LAND DEVELOPMENT OPPORTUNITY

44100 E County Road 6,
Bennett CO 80102

Located at 6th Avenue and
North Brick Center Rd.

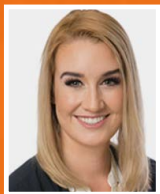


PRICE:
\$5,500,000.00



ACREAGE:
314

(Buyer to verify Acreage
Mineral rights excluded)



Kathryn Garvie
Broker Associate
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kat@ruschmeyercorp.com



**Subject
Property**



1 MILE

PIN: 1981-00-0-00-026

N2 of Section 8, Township 4 South, Range
63 West, Arapahoe County, CO

999 18th Street, Suite 3000
Denver, CO 80202
www.RuschmeyerCorp.com





Muegee Farms
Development



1 Mile

2 Miles



Interchange (2 Miles)

OFFERING SUMMARY

Address: 44100 E County Road 6,
Bennett CO 80102

Intersections: 6th Ave. and Brick Center Rd.
Parcel ID: 1981-00-0-00-026
Municipality: Unincorporated Arapahoe County

Legal Description: N2 of Section 8, Township 4 South, Range
63 West, Arapahoe County, CO. Mineral
rights not included.

Acres: ±314
Price: \$5,500,000.00

Property frontage along Brick Center Rd and 6th Avenue, a mile south of the Bennett Exit, and a mile south from a proposed interchange at Harback Rd. The Towns Capital Asset and Improvement Master Plan Includes following interchange projects in the longer term (2040):

Design of the I-70/Harback Road interchange. ·
Replacement of the bridge at the I-70/Converse Road
interchange. · Construction of a full interchange at I-70/
Kiowa-Bennett Road. · Construction of a full interchange at
1-70/Yulle Mile Road

N. BRICK CENTER RD

6TH AVENUE

Subject
Property

HARBACK RD

OFFERING SUMMARY

A half section of land situated in the path of development and emerging neighborhoods along the I-70 Corridor and the expanding town of Bennett. Surrounding development includes Prospect Ridge, Muegge Farms, Bennett Crossing Lennar Homes, and the Bennett Interchange.

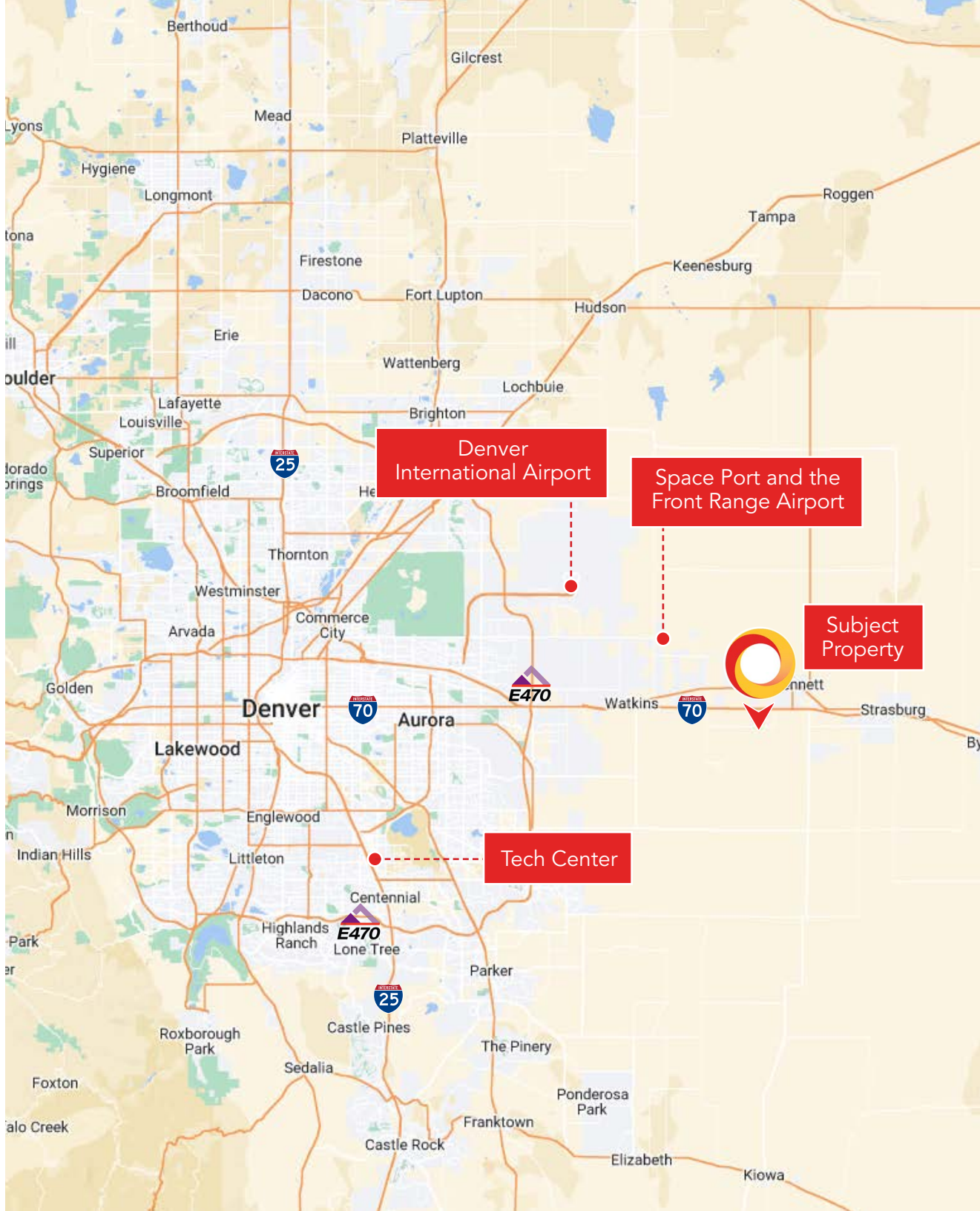
Property frontage along Brick Center Rd and 6th Avenue, a mile south of the Bennett Exit, and a mile south from a proposed interchange at Harback Rd.

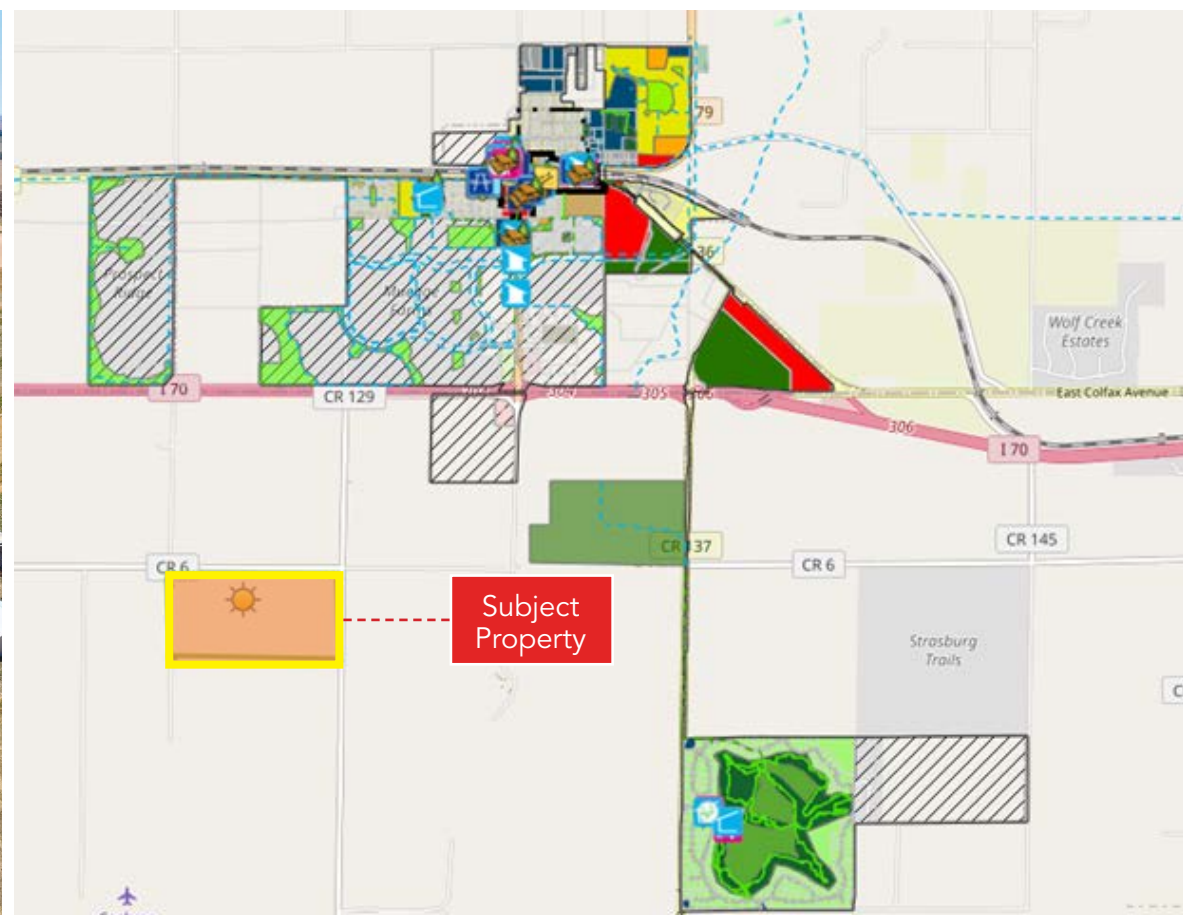
Views of Pikes Peak and the Front Range, the Eastern Plains, and a mile off the Bennett I-70 Exit. Land falls within the tier 1 planning area of Town of Bennett Annexation Priority Area. Wet utilities are located north of I-70 (1 +/- miles), electricity and gas are available to site, and water rights to property have not been severed.

COMMUTE TIMES:

10 minutes to Space Port and the Front Range Airport, 15 minutes to Aurora, 15 Minutes to DIA, 25 minutes to downtown Denver, 35 minutes to Tech Center, and less than an hour away from the mountains.

**The seller would like to retain ownership of the home located in the NW4 of the property, but remains open to all creative offers. Mineral rights are not included.*





BENNETT AT A GLANCE



The Town of Bennett is a growing community on the western edge of the eastern plains of Colorado. The Town was incorporated in 1930 and has steadily grown into a thriving and self-sustaining community within an excellent public school system and a growing hub for goods and services along the 1-70 corridor. The Town boasts over six miles of walking and biking trails, numerous parks, a community center, a recreation center, and 200+ acres of protected open spaces. Furthermore, there is available land that is entitled for development, making Bennett an inviting place to do business. The Town of Bennett is well positioned to capture the expanding growth within the Denver Metropolitan area. Bennett's close proximity to Denver International Airport, the Front

Range Airport, I-70, E-470, and the Union Pacific Railroad are all factors which will have a direct impact on the future growth of the Town, an incorporated area that currently totals 5.4 square miles.

** The transportation network provides great access and visibility to Bennett's growing commercial and mixed-use development. Bennett's incorporated limits are encompassed by an Enterprise Zone.*

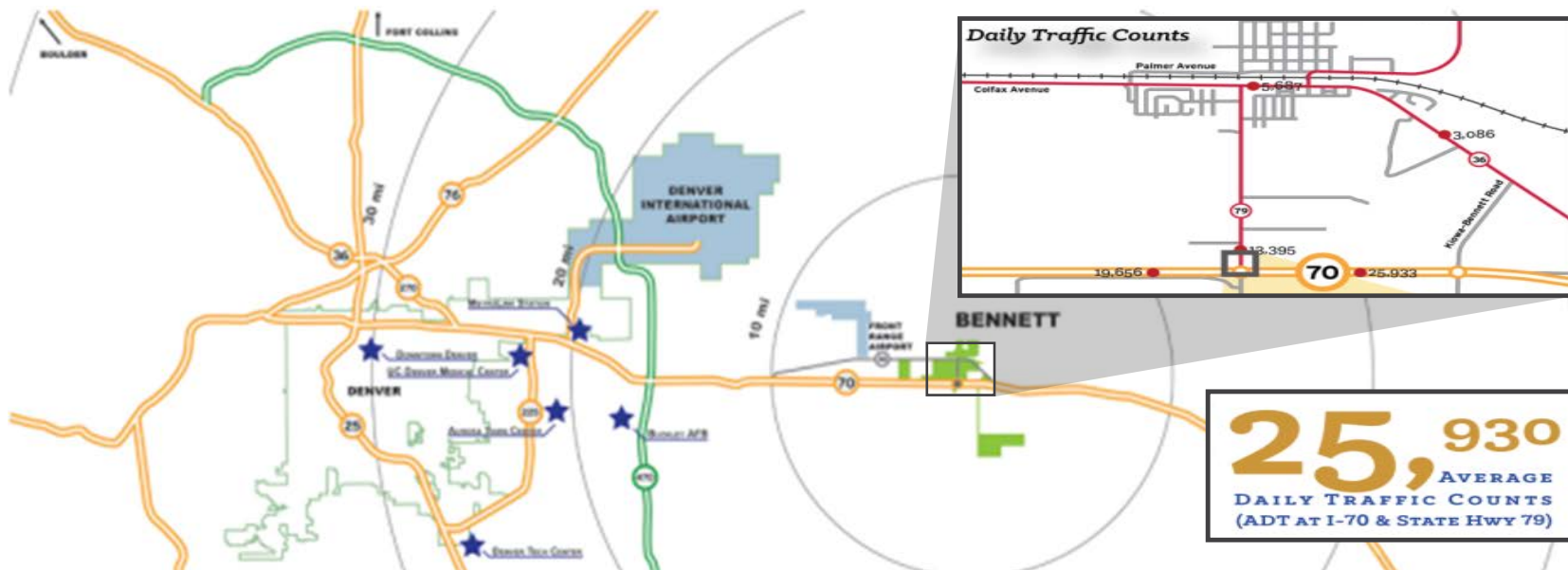
HOME SALES AND POPULATION GROWTH:

Mean prices in 2019: all housing units: \$371,190; detached houses: \$410,706; townhouses or other attached units: \$306,200; in 2-unit structures: \$407,151; in 3-to-4-unit structures: \$251,851; in 5-or-more-unit structures: \$265,811; mobile homes: \$74,204 Median gross rent in 2019: \$1,122. March 2019 cost of living index in Bennett: 102.3 (near average, U.S. average is 100).

Bennett has a 2020 population of 3,680, and is currently growing at a rate of 8.68% annually. The population has increased by 59.45% since the most recent US Census estimate, which recorded a population of 2,308 in 2010.

COMMUTE TIMES

Front Range Airport	10 Minutes
Aurora	15 Minutes
Denver International Airport	20 Minutes
Downtown Denver	25 Minutes
Denver Tech Center	35 Minutes
Mountains	50 Minutes
E - 470	20 Minutes



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