

# +/- 12 ACRE COMMERCIAL PARCEL FOR SALE

## Conifer / Aspen Park

### \$2,221,560 (\$4.25/SF)



## Overview

This well-positioned commercial property is part of an approved Jefferson County Official Development Plan strategically located just east of the King Soopers anchored Village at Aspen Park shopping center. There is access to the parcel from both directions of 285 onto Eagle Cliff Road. There is also an approved water plan for the property. This property presents an outstanding commercial development opportunity for uses including:

- Mid to Large Box Retail
- Mixed-Use/Retail/Office Center
- School/Church

## Features

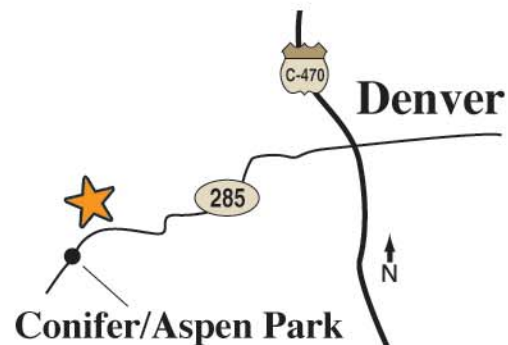
**Land Size:** +/- 12 Acres (522,720 square feet)

**Zoning:** Approved Official Development Plan

**Traffic Counts on Hwy 285:** +/- 23,000 per day

**Population:** 47,523 (10 mile—2007)

**Avg. HH Income:** \$118,612 (5 mile—2009)



Tommy Tucker 303-720-1986 [tommy@walnutrealty.com](mailto:tommy@walnutrealty.com)

Chuck Semple 303-601-6990 [chucksemple@yahoo.com](mailto:chucksemple@yahoo.com)

