

AVAILABLE FOR SALE

# TOWNHOME DEVELOPMENT SITE

2541 W 52nd Avenue, Unincorporated Adams County, 80211



## CONTACT

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## PROPERTY OVERVIEW

- 22,500 SF residential development land available for sale
- 7 Town Home units - permits now ready!
- Unincorporated Adams County
- Close proximity to Regis University, I-70, I-76 and I-25

## DEMOGRAPHICS

### POPULATION



1 Mile:	13,365
2 Mile:	54,252
3 Mile:	151,756

### EMPLOYEES



1 Mile:	4,660
2 Mile:	24,749
3 Mile:	103,210

### AVG. HH INCOME



1 Mile:	\$136,220
2 Mile:	\$151,154
3 Mile:	\$147,091

### HOUSEHOLDS



1 Mile:	5,117
2 Mile:	22,159
3 Mile:	70,879

### TRAFFIC COUNTS



52nd e/o Federal:	4,181 vpd
Federal n/o 52nd:	39,144 vpd
Federal s/o 52nd:	42,350 vpd



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