



DEVELOPMENT SITE FOR SALE

12057 E. Highway 24, Peyton, CO 80831



OVERVIEW

13.28 acres of residential land with massive commercial/residential development potential. Located just SW of the Falcon Field Metropolitan District, with over 1,000 ft. of Highway 24 frontage, which consists of 58 acres of proposed commercial mixed use. Requires rezoning, which may be accomplished using the current effort of Falcon Field Metropolitan District as leverage.

Located just SW of the intersection of Woodmen & Highway 24, it offers close proximity to the town of Falcon retail centers, making it a prime candidate for development.

Call us today with questions.

HIGHLIGHTS

- Massive Development Potential
- 13.28 Acres
- Over 1,000 Ft. Of Highway 24 Frontage
- Near Proposed Falcon Field Metro District



Sale Price:
\$5,000,000



Lot Size:
13.28 Acres



Zoning:
RR-5

OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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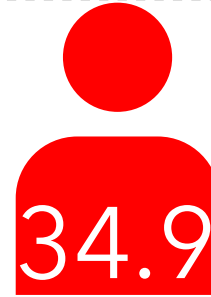
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DEMOGRAPHICS



19,975
Population



34.9
Median Age



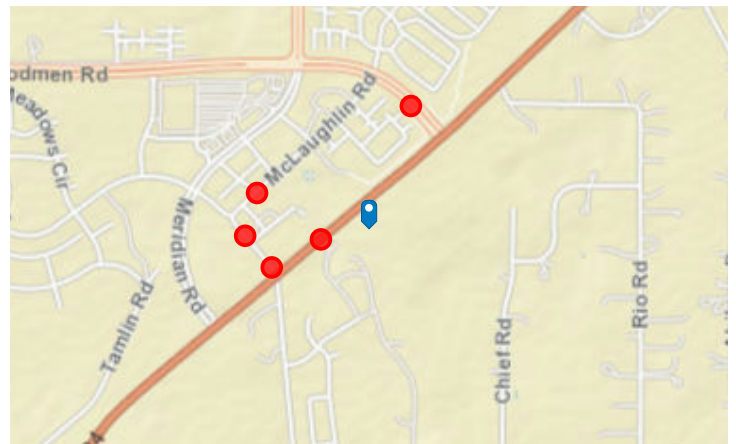
3.3
Average
Household Size



\$99,582
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
Meridian Rd	14,000	0.1
Hwy 24	7,398	0.3
Meridian Rd	4,592	0.3
Chicago Ave	7,801	0.3
Hwy 24	12,739	0.3



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