

# Land Investment for Sale

305 W BENNETT AVENUE, CRIPPLE CREEK, CO 80813



## Overview

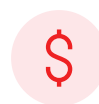
Discover a rare 2.25 acre property in the heart of Cripple Creek, Colorado, boasting BB Neighborhood Mixed Use zoning for versatile development. Located just west of the bustling central business district with 10 casinos, this prime land offers utilities access uncommon in the area. Create your vision in this unique space, where residential and commercial possibilities come together against the backdrop of the scenic Colorado Rockies. Don't miss this exceptional investment opportunity in a historic town with a bright future.

Cripple Creek has opted in to Proposition 123 - Colorado Affordable Housing Financing Fund.

## Highlights

- 108 Unit Apartment Compatibly
- Moderate Density Zoning
- Work Force House Needed
- 10 Employing Casinos
- 700 Employee Gold Mine Operated by Newmont Corporation
- Colorado Tourism Hub
- Cripple Creek is the County Seat of Teller County
- Proposition 123 - Colorado Affordable Housing Financing Fund

## Property Details



**Sales Price**  
\$900,000



**Lot Size**  
2.25 Acres



**Zoning**  
BB and R 3/4  
Permitted Uses Include But Not Limited To:  
Apartments, Mixed Use, Live/Work & Retail

Rev: October 16, 2023

### 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.

### Sky Miller

C: 972.890.8588  
O: 719.630.2277  
SMiller@HoffLeigh.com

### RD Trinidad

C: 719.337.0287  
O: 719.630.2277  
RD@HoffLeigh.com

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## DEMOGRAPHICS



1,423

Population



53.6

Median Age



2.2

Average  
Household Size

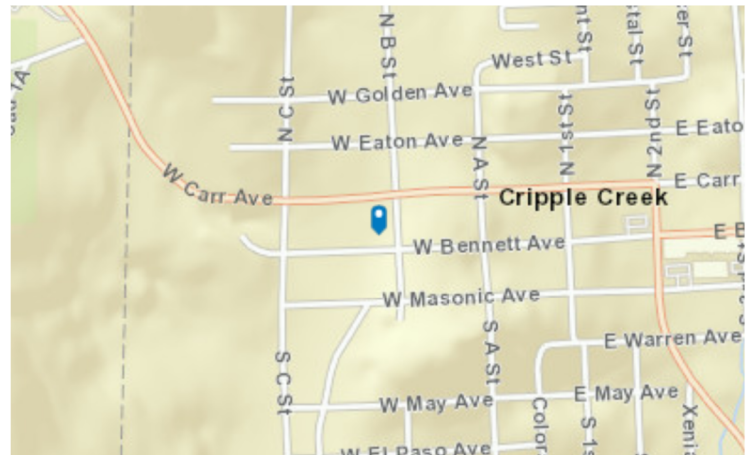


\$46,276

Median Household  
Income

## TRAFFIC COUNT

Cross street	Traffic 1	Distance
W Carr Ave	1,433	0.0
1st St	1,900	0.2
State Hwy 67	1,885	0.3
Masonic Ave	1,206	0.3
N 3rd St	2,244	0.4



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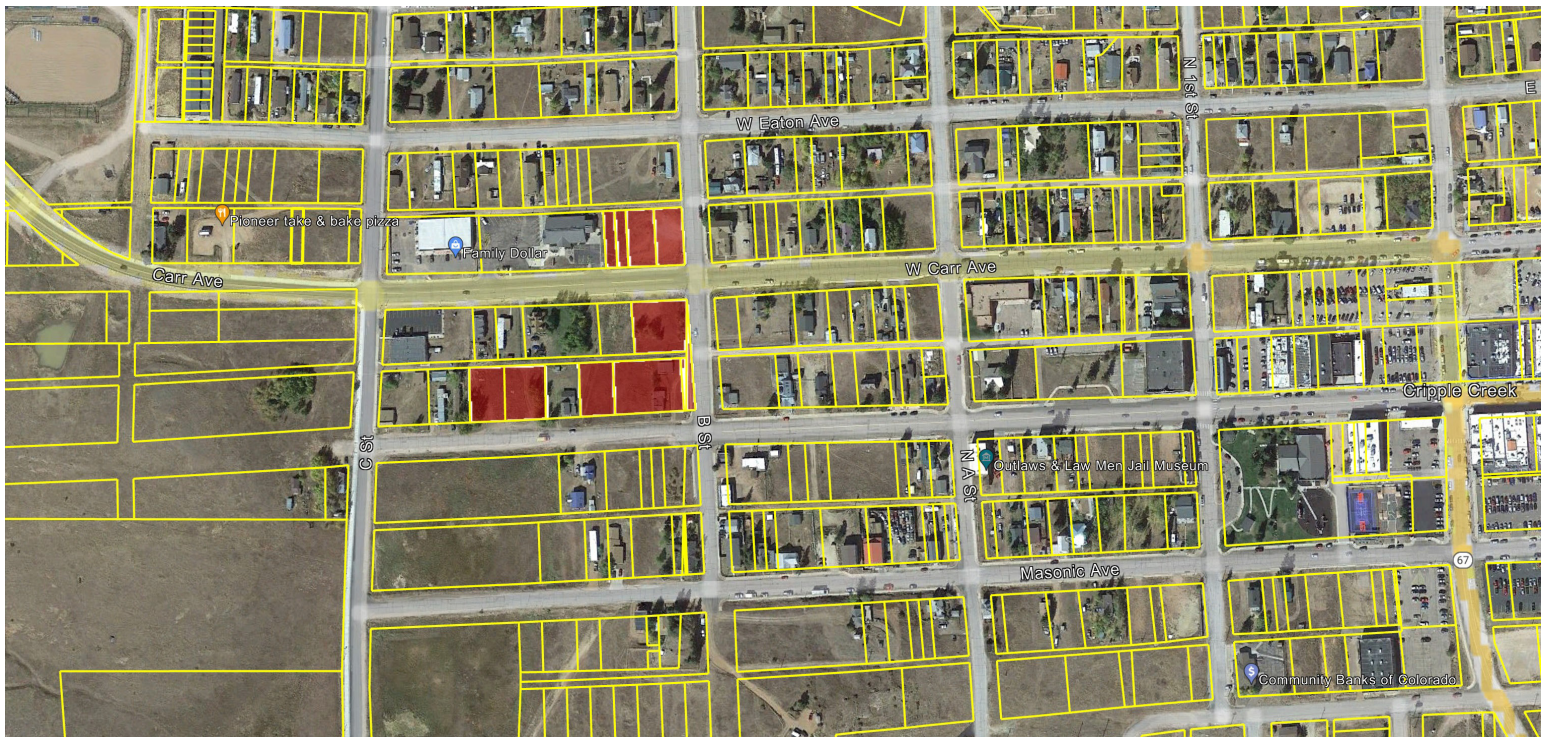
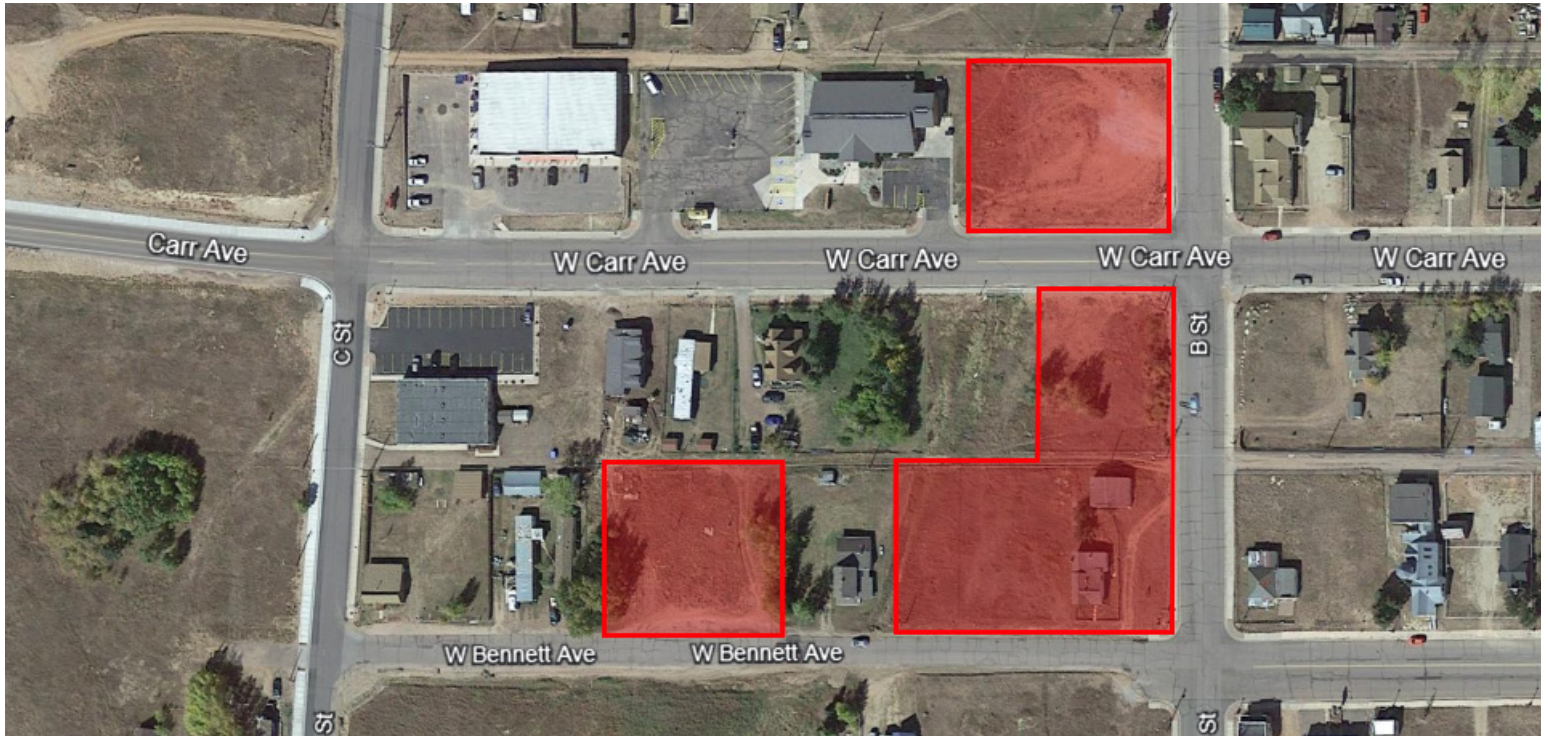
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## Development Concept

### PHASE I PARKING MATRIX

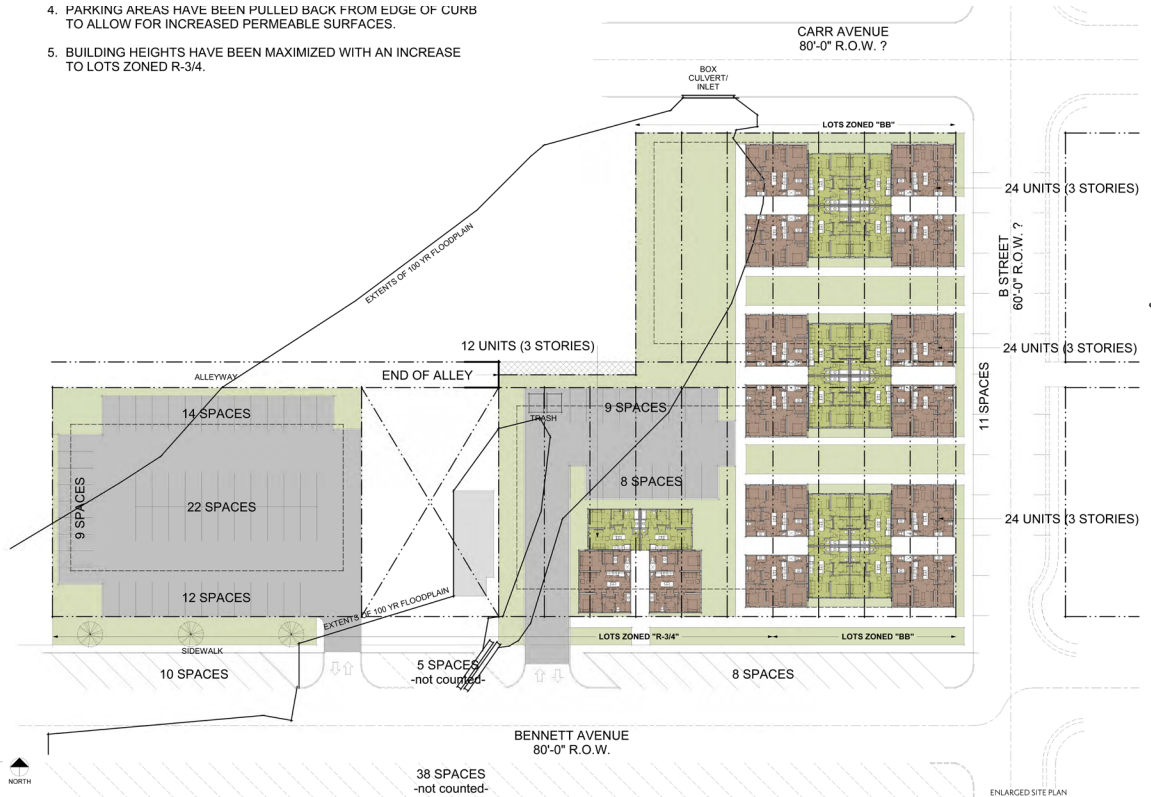
108 UNITS x 1.0 = 108 SPACES REQ.

SOUTH OF CARR  
74 SPACES PROVIDED ON SITE  
34 SPACES PROVIDED OFF SITE

NORTH OF CARR  
22 SPACES PROVIDED ON SITE  
2 SPACES PROVIDED OFF SITE

TOTAL = 132 SPACES

4. PARKING AREAS HAVE BEEN PULLED BACK FROM EDGE OF CURB TO ALLOW FOR INCREASED PERMEABLE SURFACES.
5. BUILDING HEIGHTS HAVE BEEN MAXIMIZED WITH AN INCREASE TO LOTS ZONED R-3/4.



This apartment sketch plan, provided herewith, is a conceptual representation and does not imply approval, entitlement, or authorization by the City of Cripple Creek, Colorado, or any other regulatory authority. The sketch plan is for illustrative purposes only and is subject to change, revision, or rejection by the relevant local government bodies, including but not limited to planning commissions, zoning boards, and city councils.

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