

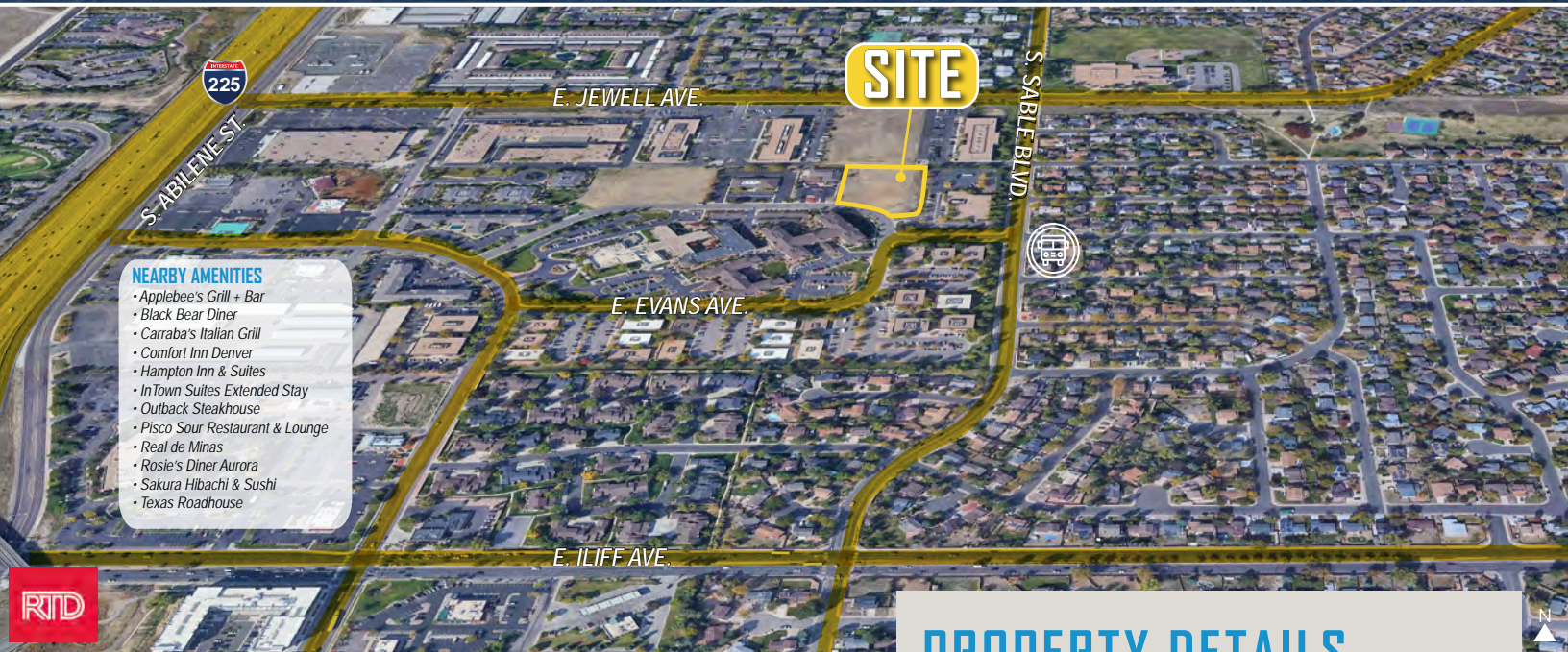
PRIME INFILL MULTI-FAMILY LAND FOR SALE

# 14383 EAST EVANS MULTI-FAMILY LAND

14383 E. EVANS AVENUE, AURORA, CO 80014



**TREVEY**  
COMMERCIAL  
REAL ESTATE



### NEARBY AMENITIES

- Applebee's Grill + Bar
- Black Bear Diner
- Carraba's Italian Grill
- Comfort Inn Denver
- Hampton Inn & Suites
- In Town Suites Extended Stay
- Outback Steakhouse
- Plisco Sour Restaurant & Lounge
- Real de Minas
- Rosie's Diner Aurora
- Sakura Hibachi & Sushi
- Texas Roadhouse

## PROPERTY DETAILS

SITE SIZE	1.70 AC
SALE PRICE	\$2,400,000 (\$32.37/ SF)
PROPERTY TAXES	\$19,225.26 (2023)
ZONING	Mixed-Use / Industrial (MU-OI)
WATER / SAN	City of Aurora
GAS / ELECTRIC	Xcel Energy
CITY / COUNTY	Aurora / Arapahoe
FRONTAGE	110' on E. Evans Avenue

## PROPERTY FEATURES

- Prime Infill Multi-Family Opportunity
- Approved for 49 Units / 4-Story Building
- Senior Care / Assisted Living Allowed
- Flexible Zoning with City of Aurora
- Site is Permit Ready / Public Improvements Complete
- Excellent Access via I-225 & Iliff Interchange
- Close Proximity to Numerous Hotels, Restaurants, Retail, Services & RTD Iliff Station
- Conveniently Located 20 Minutes from Denver International Airport

## DEMOGRAPHICS

Radius	Current Population	2028 Projected Population	Median Age	Avg. HH Income	Median Home Value	Median Year Built
2 Mile	82,579	81,958	38.2 Y.O.	\$80,090	\$324,504	1979
5 Mile	406,250	404,966	36.9 Y.O.	\$86,016	\$348,279	1982
10 Mile	1,128,348	1,134,714	37.1 Y.O.	\$107,615	\$425,684	1983

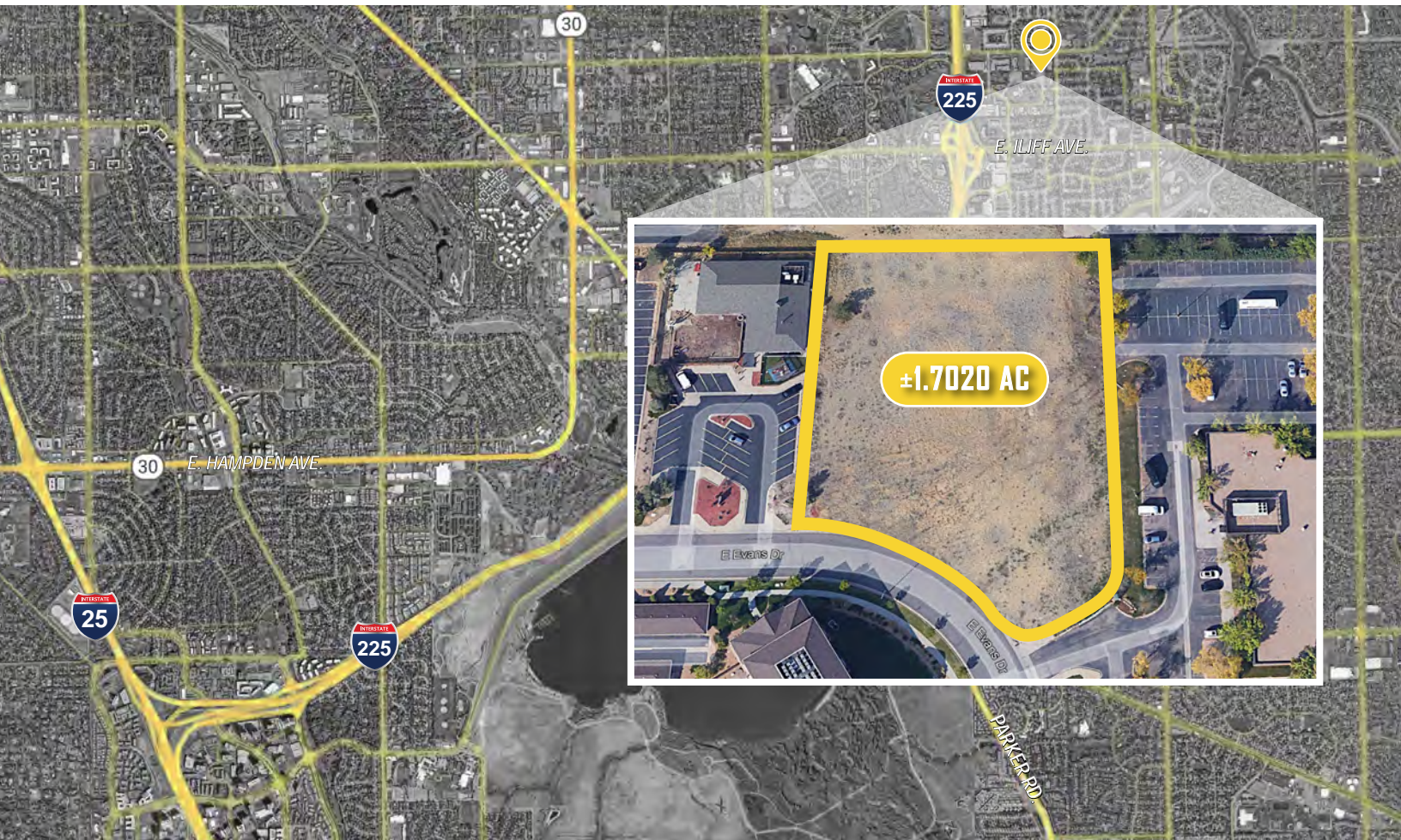
**TREVEY COMMERCIAL**  
10510 Dransfeldt Rd, Suite 100  
Parker, Colorado 80134  
303-841-1400 | www.trevey.com

**NICK BEACH**  
V.P. Sales & Leasing  
nbeach@trevey.com  
C: 719-237-0880

**MITCH TREVEY**  
Managing Director  
mitch@trevey.com  
C: 303-619-7192



APPROVED CONCEPTUAL DESIGNS



TREVEY COMMERCIAL  
10510 Dransfeldt Rd, Suite 100  
Parker, Colorado 80134  
303-841-1400 | www.trevey.com

NICK BEACH  
V.P. Sales & Leasing  
nbeach@trevey.com  
C: 719-237-0880

MITCH TREVEY  
Managing Director  
mitch@trevey.com  
C: 303-619-7192

[CLICK HERE TO DOWNLOAD CREC BROKERAGE DISCLOSURE](#)

Information contained herein, while not guaranteed, is from sources believed reliable. Price, terms and information subject to change. Please call to confirm current property status and accuracy of information contained herein.