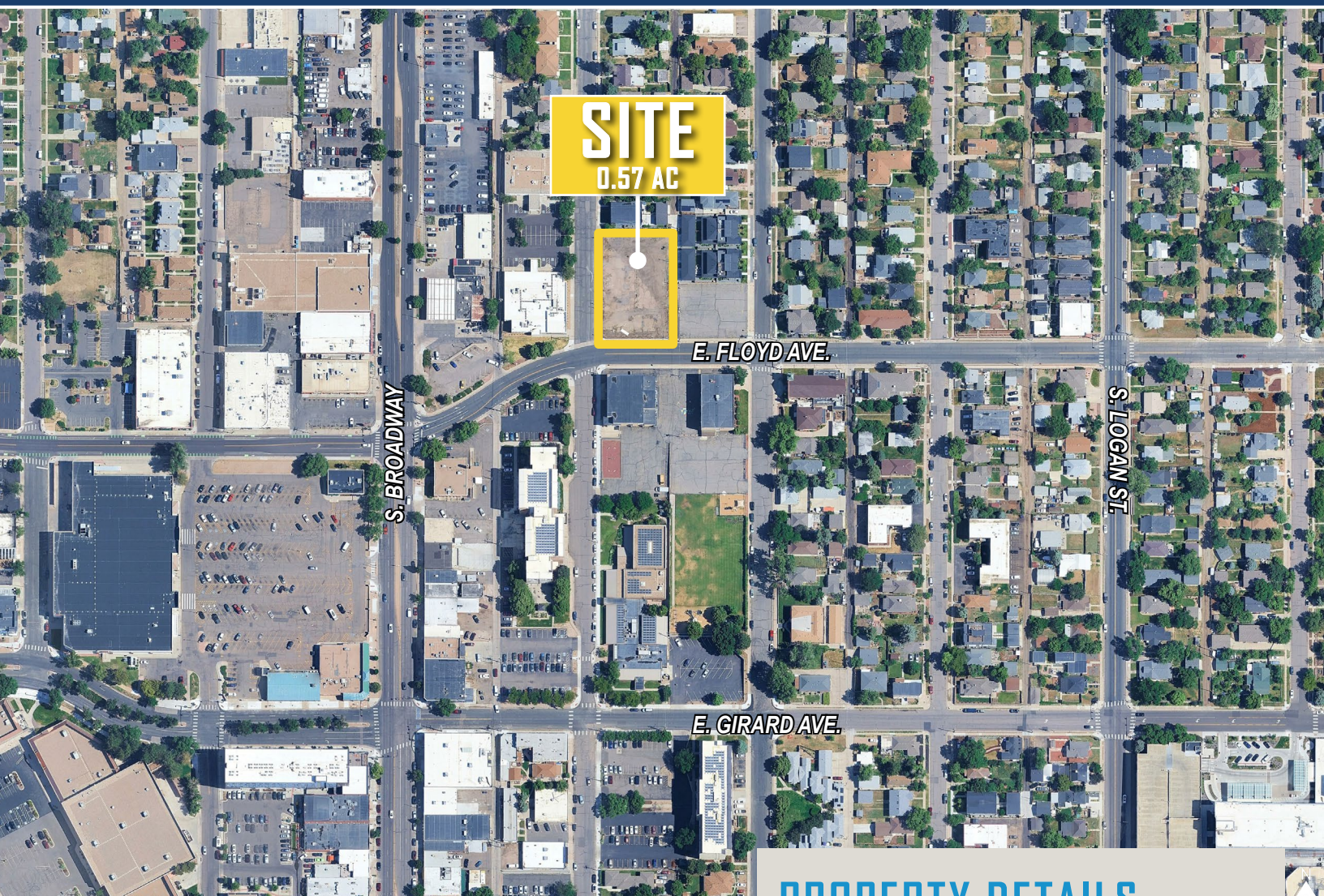


LOT FOR SALE

ENGLEWOOD MULTI-FAMILY LOT

105 E. FLOYD AVENUE, ENGLEWOOD, CO 80113

TREVEY
COMMERCIAL



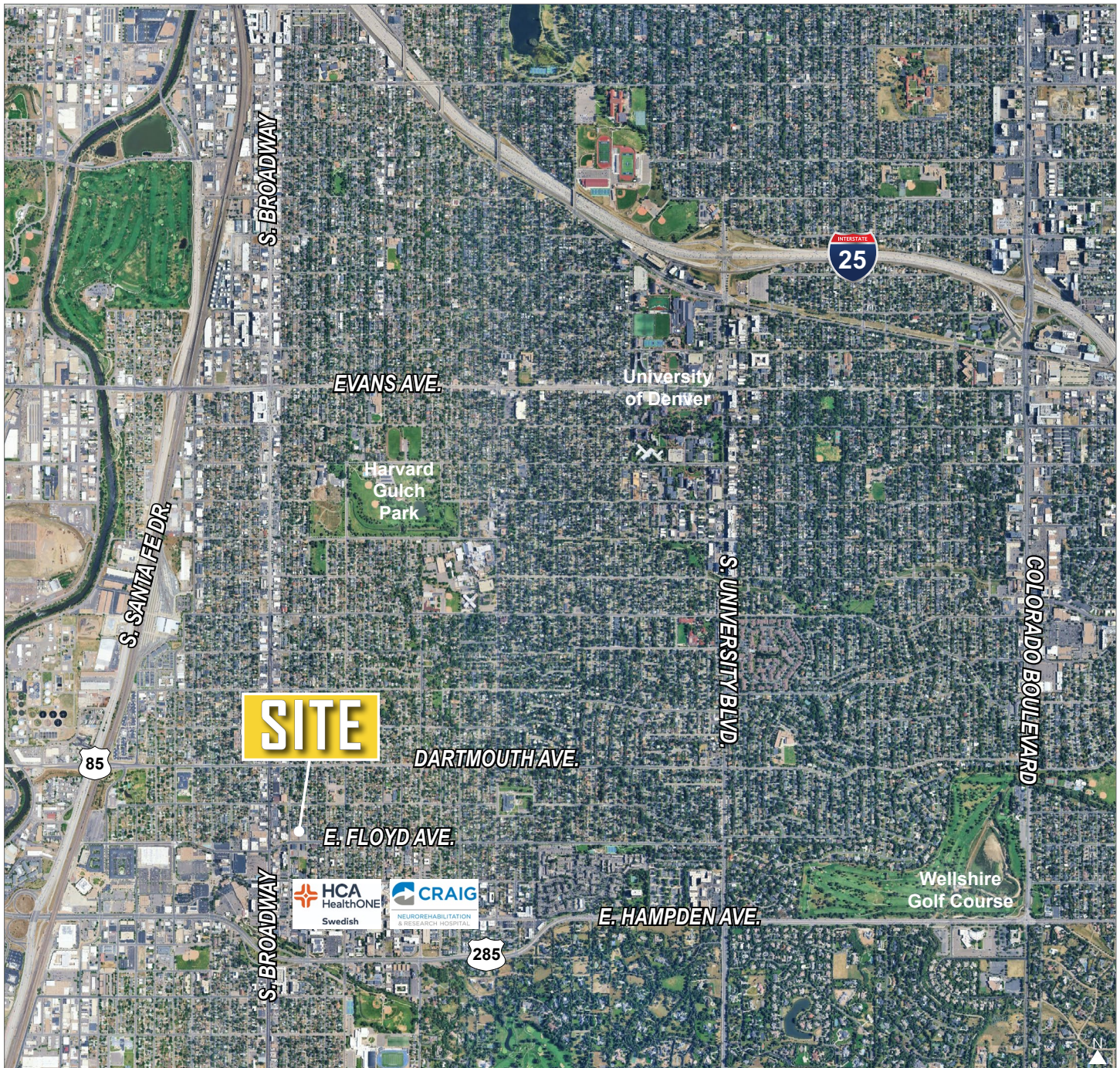
PROPERTY FEATURES

- 0.57 AC Multi-Family Development Land for Sale
- Allows for High Density Residential or Mixed-Use Development with Ground Floor Retail
- Building Height Allowed to 100' Feet
- Active Redevelopment Area with Growing Demand & Improving Demographics
- Located Just One (1) Block East of S. Broadway & Three (3) Blocks North of Hampden Ave. / US Highway 285
- Excellent Opportunity for Medical Staff & Student Housing within Walking Distance of Swedish Medical Center & Craig Hospital

PROPERTY DETAILS

AVAILABLE	0.57 AC
SALE PRICE	\$1,700,000 (\$68.47 / SF)
PROPERTY TAXES	\$7,232.17 (2025)
ZONING	MU-B-1
UTILITIES	Xcel Energy
WATER / SAN	City of Englewood
CITY / COUNTY	Englewood / Arapahoe

REGIONAL AERIAL



DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	55,445	\$128,994	\$723,546
5 Mile	389,669	\$126,693	\$699,791
10 Mile	1,495,357	\$127,908	\$675,023

TRAFFIC COUNTS

Vehicles Per Day (VPD)

Approx. 4,500 VPD on E. Hampden Ave. & S. Lincoln St.

Approx. 7,300 VPD on S. Acoma St. & W. Floyd Ave.

Approx. 30,000 VPD on E. Eastman Dr. & South Broadway

BROKERAGE DISCLOSURE

Information contained herein has been obtained from sources believed reliable; however, no guarantee, warranty, or representation is made as to its accuracy. All information, including price and terms, is subject to change without notice. Please verify all information prior to reliance.