

# TBD 23RD AVENUE

EVANS, CO 80620



2.4-ACRE COMMERCIAL LAND  
FOR SALE

## PROPERTY DETAILS

**Sale Price:**

\$490,000 (\$4.72/SF)

**Land Size:**

2.384 Acres

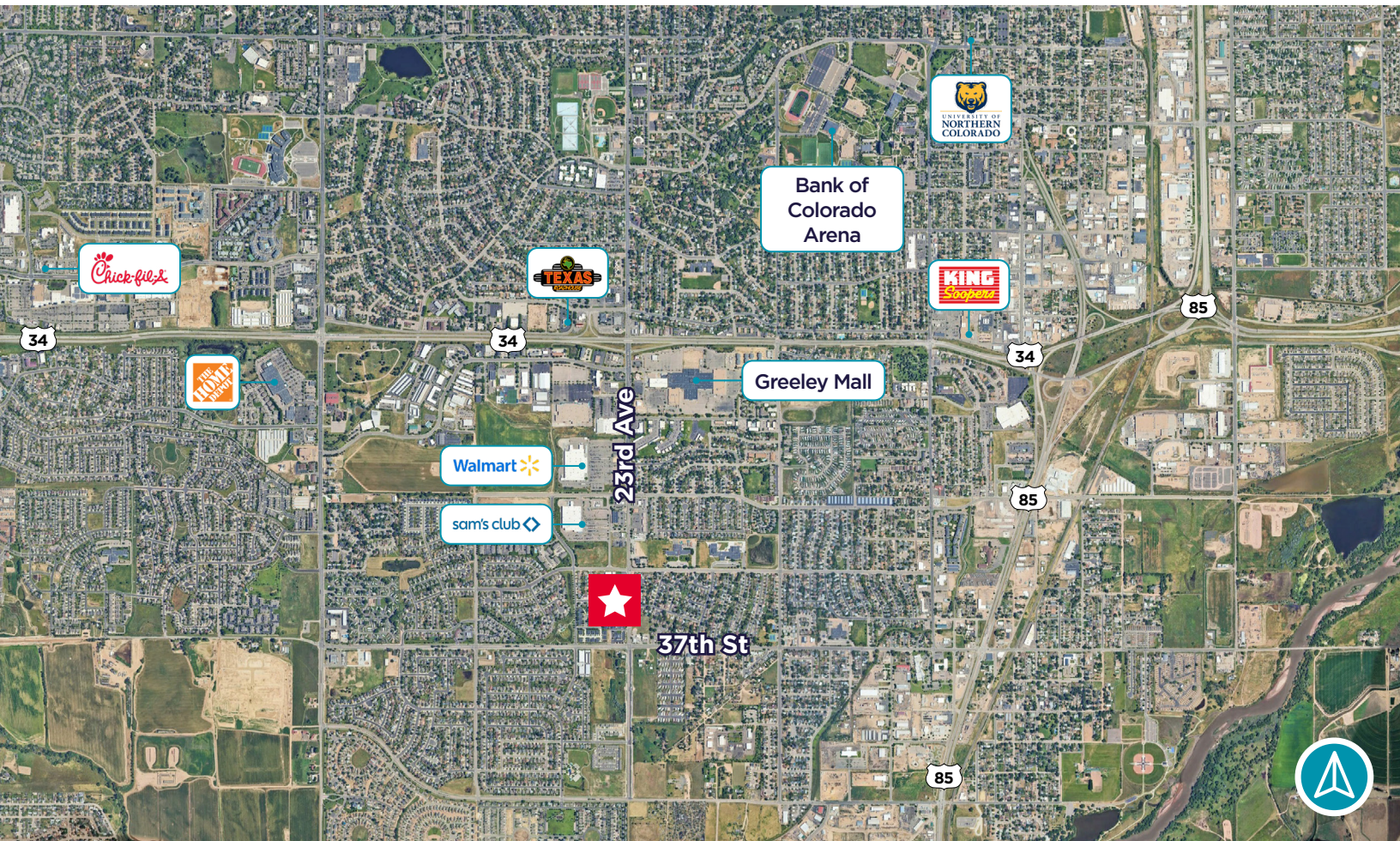
**Zoning:**

[C-1, Commercial Low Intensity \(Evans\)](#)

## PROPERTY HIGHLIGHTS

- Prime visibility on 23rd Avenue
- Less than one mile from Highway 34
- Just 1.5 miles from Highway 85
- Seller financing options available
- Motivated seller looking for a quick close





# DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
2024 Population	90,865	144,721	173,125
2029 Population Projection	106,933	170,393	203,722
2024 Households	32,410	51,330	61,164
Avg. Household Income	\$76,979	\$79,751	\$85,583

CoStar, 2024

## CONTACTS

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