



**CUSHMAN &
WAKEFIELD**

FOR SALE

Wildhorse Ridge

East 58th Avenue and Tower Road
Denver, Colorado 80249



Multi-Family Development Opportunity Near DIA Sale Price: \$1,800,000 (\$15,000/Unit)

The subject property is a fully entitled for sale multi-family residential project in the heart of the Tower and Peña Boulevard corridors, arguably one of the hottest mixed-use development pockets in the Denver Metro area. Located just between 56th and 64th Avenues, the remainder of Phase 3 and all of Phase 4 of the Wildhorse Ridge condominium community were formerly approved for 120 stacked flat units that can be annexed into the existing owners' association. Alternatively, there are indications that these phases may be kept out of the association and developed into a less dense product-type or for a market-rate, age-restricted or affordable rental product. Wildhorse Ridge sits at the nexus of the new Panasonic anchored SmartCity TOD project at 61st and Peña, Green Valley Ranch and an abundance of retail and hospitality uses, including the new Gaylord of the Rockies just northeast along 64th Avenue. *Please see reverse for aerial.*

Property Features

Number of Units	120 Total Phase III - 42 Units Phase IV - 78 Units
City / County	Denver / Denver
Zoning	C-MU-20, AIO (Airport Overlay District)
Water/Sewer	Denver
Mill Levy	97.547

Site Plan





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For more information, please contact:

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