



**CUSHMAN &
WAKEFIELD**

FOR SALE
**S. YULLE ROAD
(COUNTY ROAD 145)**
Bennett, Colorado

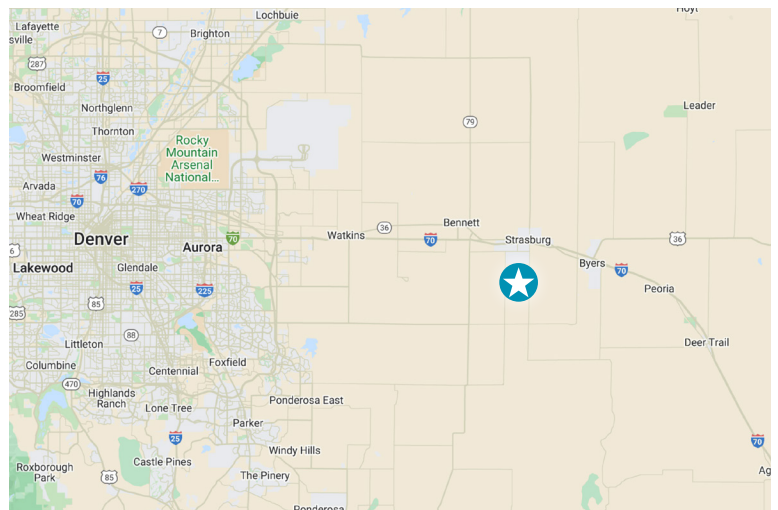


281.74 Acres For Sale
Contact Broker for Pricing

Cushman & Wakefield is pleased to present 281.74 acres of land annexed into the Town of Bennett, Colorado. The property is strategically located along the I-70 corridor in Eastern Arapahoe County which has been identified by Adams & Arapahoe Counties to have the greatest potential to accommodate future growth, and is uniquely positioned to capture the next wave of growth within the Denver metropolitan area. The property is surrounded by budding development, the Antelope Hills subdivision, and is already annexed into the Town of Bennett with a zoning designation of Planned Development Zoned District. The zoning encourages imaginative uses of open space, a diversity of housing types while maintaining high quality living environments, a mix of retail, office, employment, civic and recreation uses conveniently located to housing. The current zoning and location will enable the potential buyer flexibility to acquire significant acreage in a land constrained submarket. The current zoning allows for 1-acre residential lots.

Property Features

Site Size	281.74 Acres
City/County	Town of Bennett/Arapahoe
Current Zoning	Planned Development District
Mill Levy	67.485



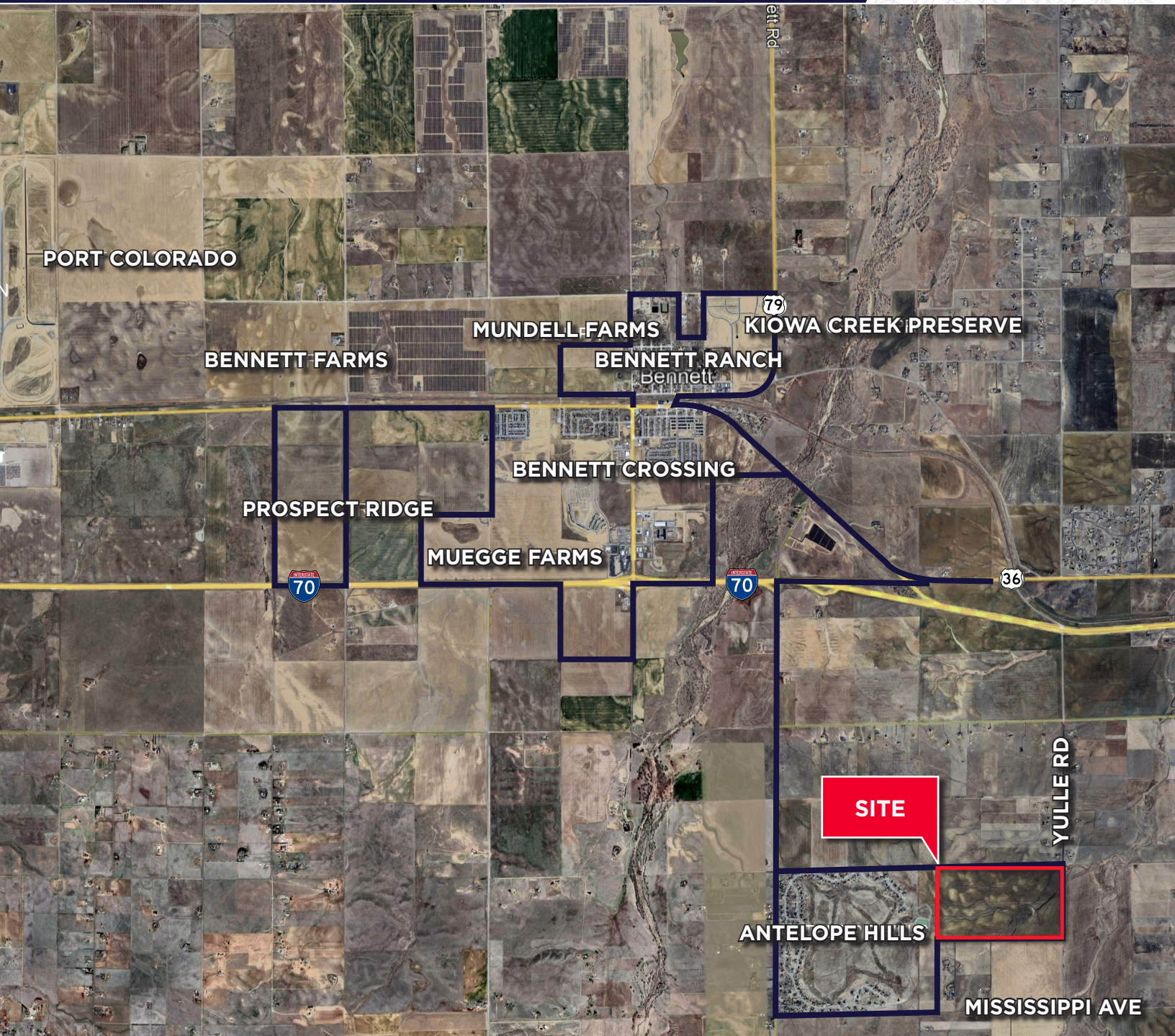


**CUSHMAN &
WAKEFIELD**

FOR SALE

S. YULLE ROAD (COUNTY ROAD 145)

Bennett, Colorado



For more information, please contact the Rocky Mountain Land Services Raw Land:

Kat Garvie

Senior Associate
+1 303 312 4294

kathryn.garvie@cushwake.com

Joey Dybevik

Senior Associate
+1 303 312 1901

joey.dybevik@cushwake.com

Mike Kboudi

Executive Managing Director
+1 303 312 4262

mike.kboudi@cushwake.com

1401 Lawrence Street, Suite 1100
Denver, Colorado 80202
T +1 303 292 3700
F +1 303 534 8270
cushmanwakefield.com



FOR SALE
**S. YULLE ROAD
(COUNTY ROAD 145)**
Bennett, Colorado

BENNETT AT A GLANCE

	3-Mile	5-Mile	10-Mile
2023 POPULATION	3,785	5,354	12,030
PROJECTED GROWTH (2023-2028)	6.10%	4.02%	2.26%
2023 HOUSEHOLD	1,201	1,787	3,625



\$91,962
Avg. HH Income
3-Mile Radius



10,097
Daytime Employment
10-Mile Radius



19,097
Vehicles/Day
I-70 @ South 1st Street

COMMUTE TIMES

Front Range Airport	10 Minutes
Aurora	15 Minutes
Denver International Airport	20 Minutes
E-70	20 Minutes
Downtown Denver	25 Minutes
Denver Tech Center	35 Minutes
Mountains	50 Minutes

For more information, please contact the Rocky Mountain Land Services Raw Land:

Kat Garvie
Senior Associate
+1 303 312 4294
kathryn.garvie@cushwake.com

Joey Dybevik
Senior Associate
+1 303 312 1901
joey.dybevik@cushwake.com

Mike Kboudi
Executive Managing Director
+1 303 312 4262
mike.kboudi@cushwake.com

1401 Lawrence Street, Suite 1100
Denver, Colorado 80202
T +1 303 292 3700
F +1 303 534 8270
cushmanwakefield.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.