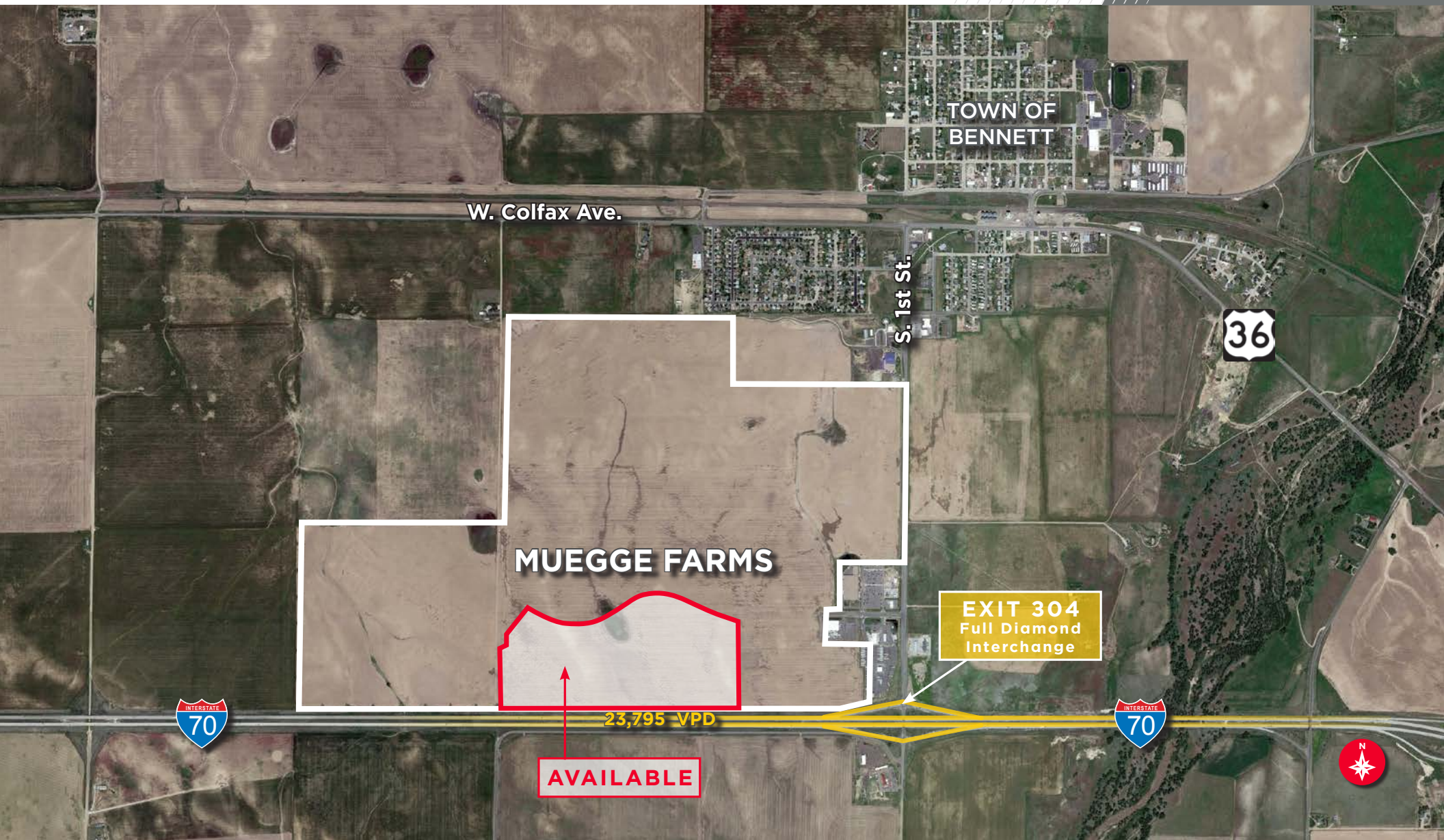


±102 Acres of Land Available

Land Services



<b>LOCATION</b>	I-70 and South First Street
<b>CITY/COUNTY</b>	Town of Bennett / Adams
<b>PARCEL SIZE</b>	102 Acres (divisible)
<b>CURRENT ZONING</b>	PD - Employment Center
<b>MILL LEVY</b>	87.359 mills
<b>APPROVED USES</b>	<ul style="list-style-type: none"> <li>• Warehouse/Distribution</li> <li>• Manufacturing/Fabrication</li> <li>• Assembly</li> <li>• Research &amp; Development</li> <li>• Auto Repair</li> <li>• Educational Facilities</li> <li>• Medical Lab</li> <li>• Office</li> <li>• Retail</li> <li>• Wholesale Facility</li> </ul>



## Property Highlights

- Located within the Muegge Farms development, where approximately 400 acres of residential land has sold or is under contract
- Adjacent to the Town of Bennett's central core and the new mixed-use Bennett Crossing development
- Easy access to Denver via the full diamond I-70 interchange



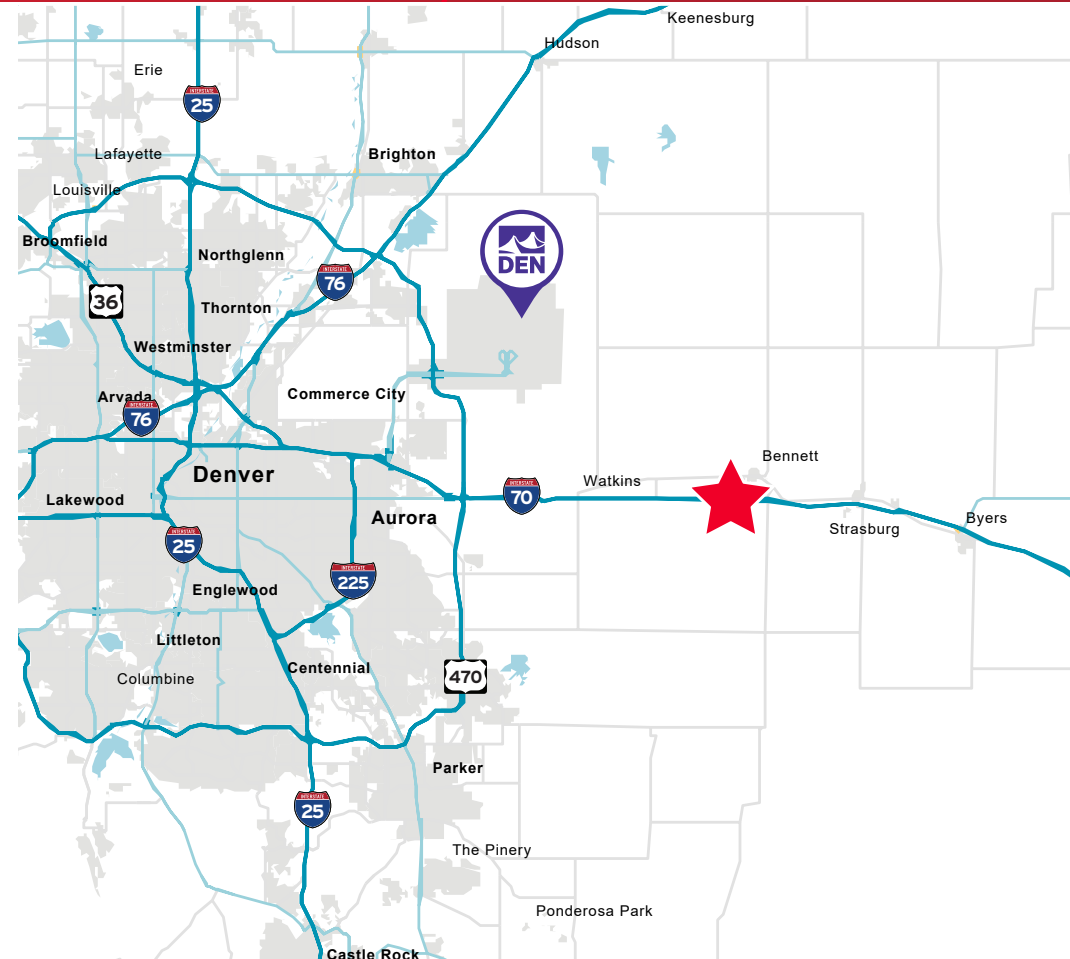
### Bennett At A Glance

	3-MILE	5-MILE	10-MILE
<b>2023 POPULATION</b>	3,785	5,354	12,030
<b>PROJECTED GROWTH (2023-2028)</b>	6.10%	4.02%	2.26%
<b>2023 HOUSEHOLDS</b>	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



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