

FOR SALE

Sterling Hills Parkway and East Villanova Place

Aurora, Colorado 80014



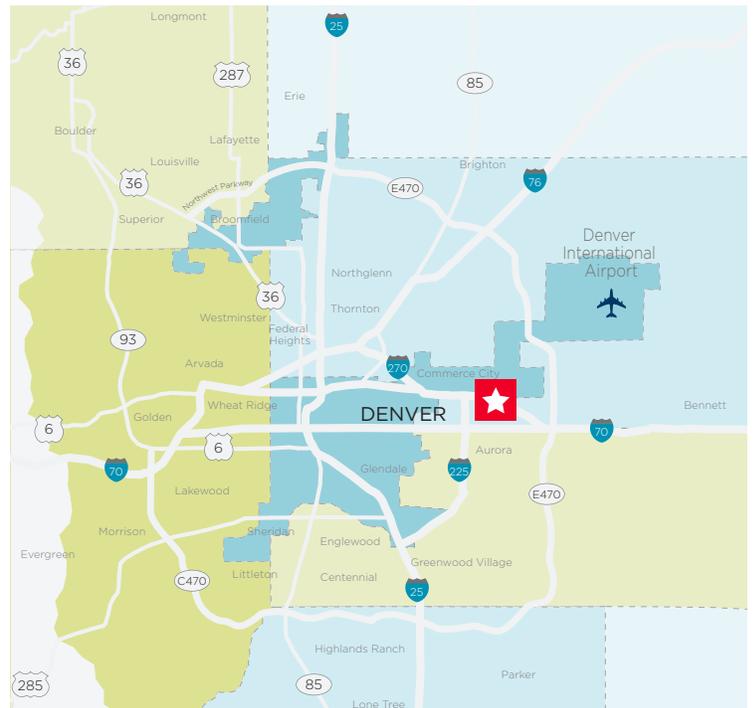
Sterling Ridge

Sales Price: \$2,200,000 (\$5.57/SF)

Sterling Ridge is a 74-unit townhome project planned for an infill site just off Tower Road in the heart of Aurora. The project was processed as a townhome-style condo community with both duplex and triplex product. The developer was originally looking at renting the units with a possible conversion down the road. The site plan has been approved by the Planning Commission, but not recorded. The building plan packages are 95% complete and could be submitted to the City very soon. All units are 2 or 3 bedroom, 2 bath, 2 car garage plans. *Please see reverse for aerial and demographics.*

Property Features

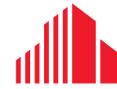
- Site Size** 9.07 Acres, M/L
- Units** 74 Townhome Units
- City** Aurora
- County** Arapahoe



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CUSHMAN & WAKEFIELD



Demographics	CoStar, 2017		
	1 Mile	3 Miles	5 Miles
2017 Population	22,252	132,251	294,113
Households	7,984	48,003	108,870
Average HH Income	\$82,288	\$70,930	\$69,050
Pop. Growth 2017-2022	7.93%	8.13%	8.41%
Average Age	35.50	35.50	35.90

Front Perspective View



For more information, please contact:

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