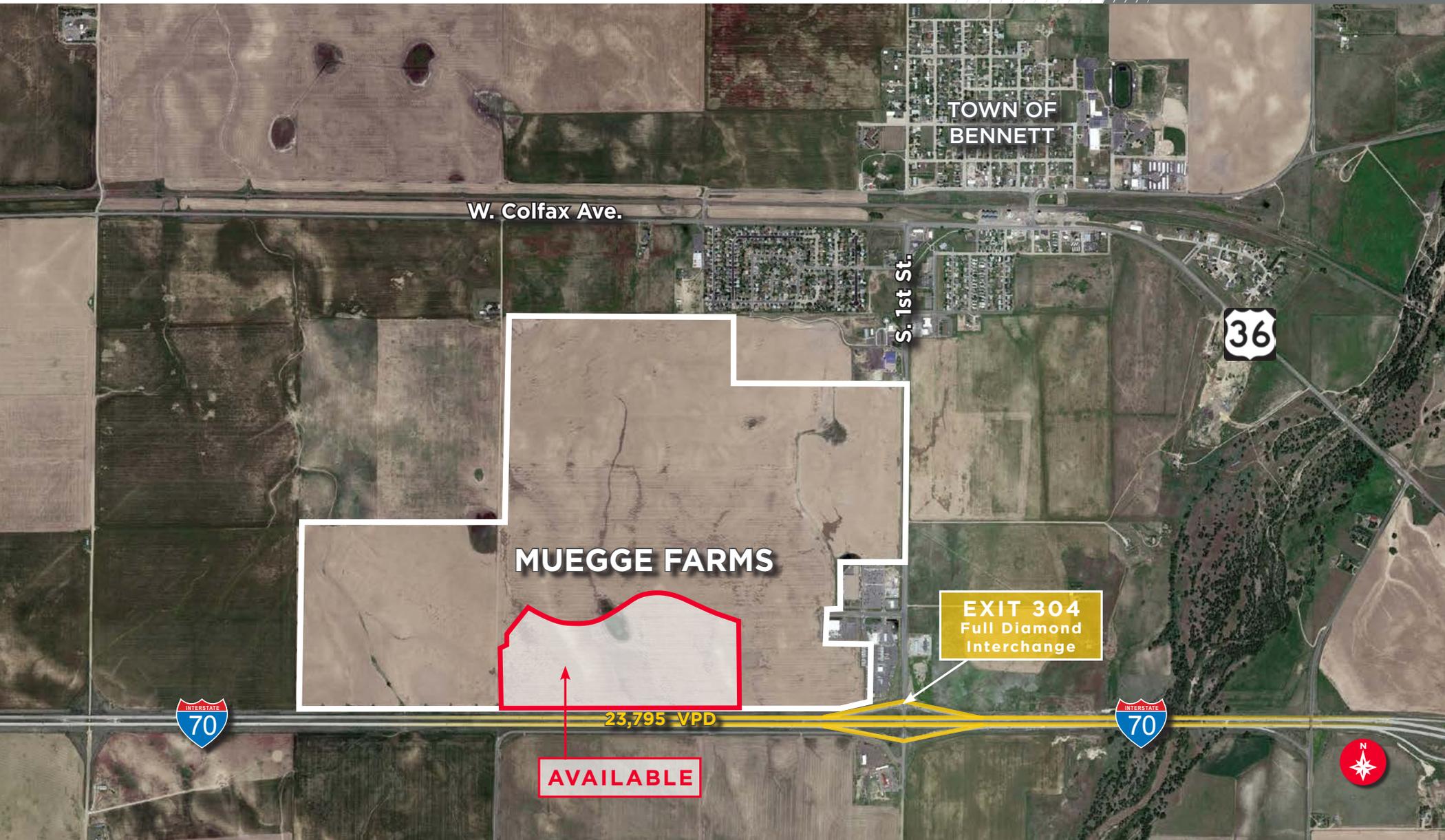


±102 Acres of Land Available

Land Services



Muegge Farms
I-70 & South 1st Street
Bennett, Colorado

LOCATION I-70 and South First Street

CITY/COUNTY Town of Bennett / Adams

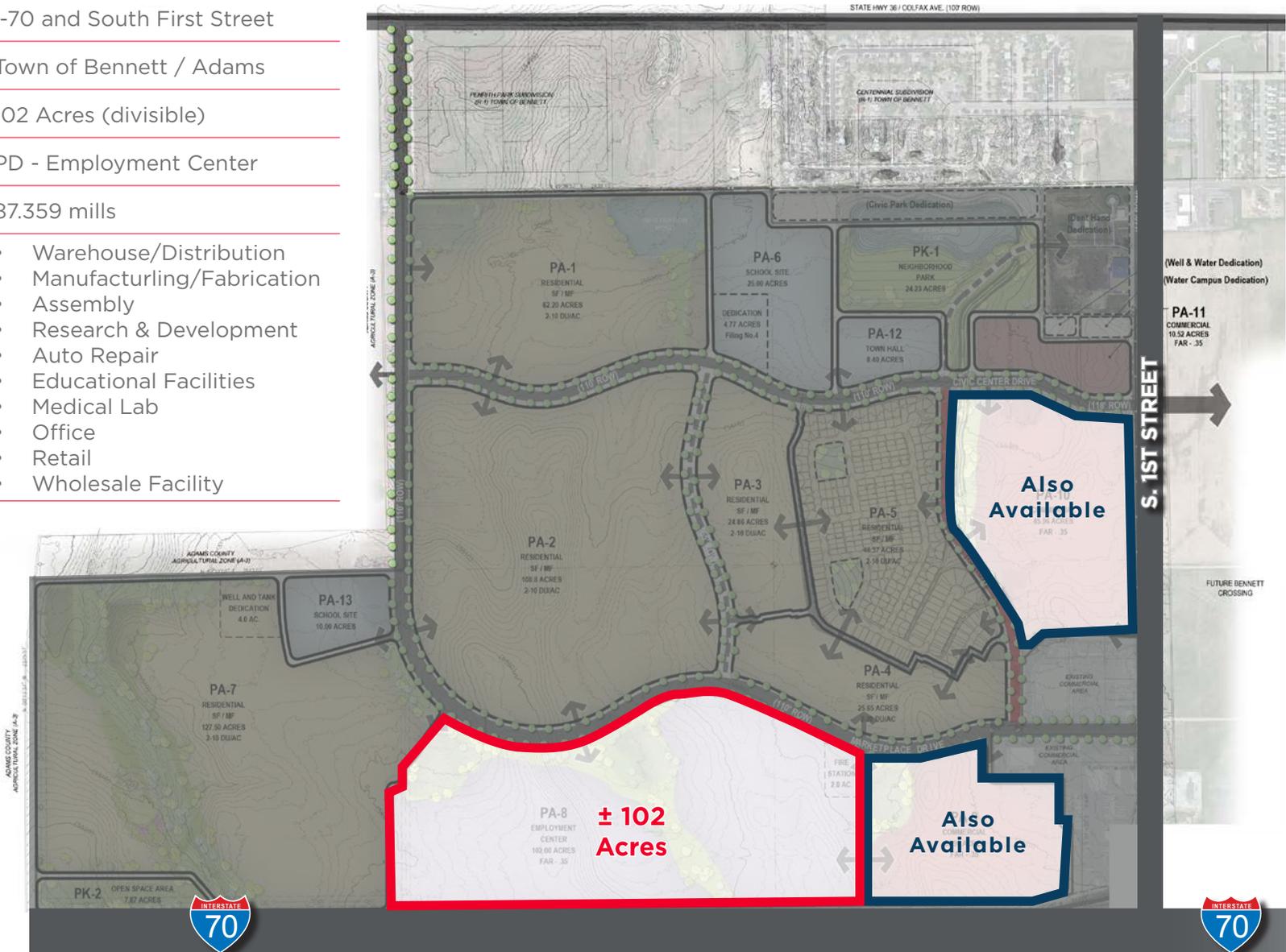
PARCEL SIZE 102 Acres (divisible)

CURRENT ZONING PD - Employment Center

MILL LEVY 87.359 mills

APPROVED USES

- Warehouse/Distribution
- Manufacturing/Fabrication
- Assembly
- Research & Development
- Auto Repair
- Educational Facilities
- Medical Lab
- Office
- Retail
- Wholesale Facility



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



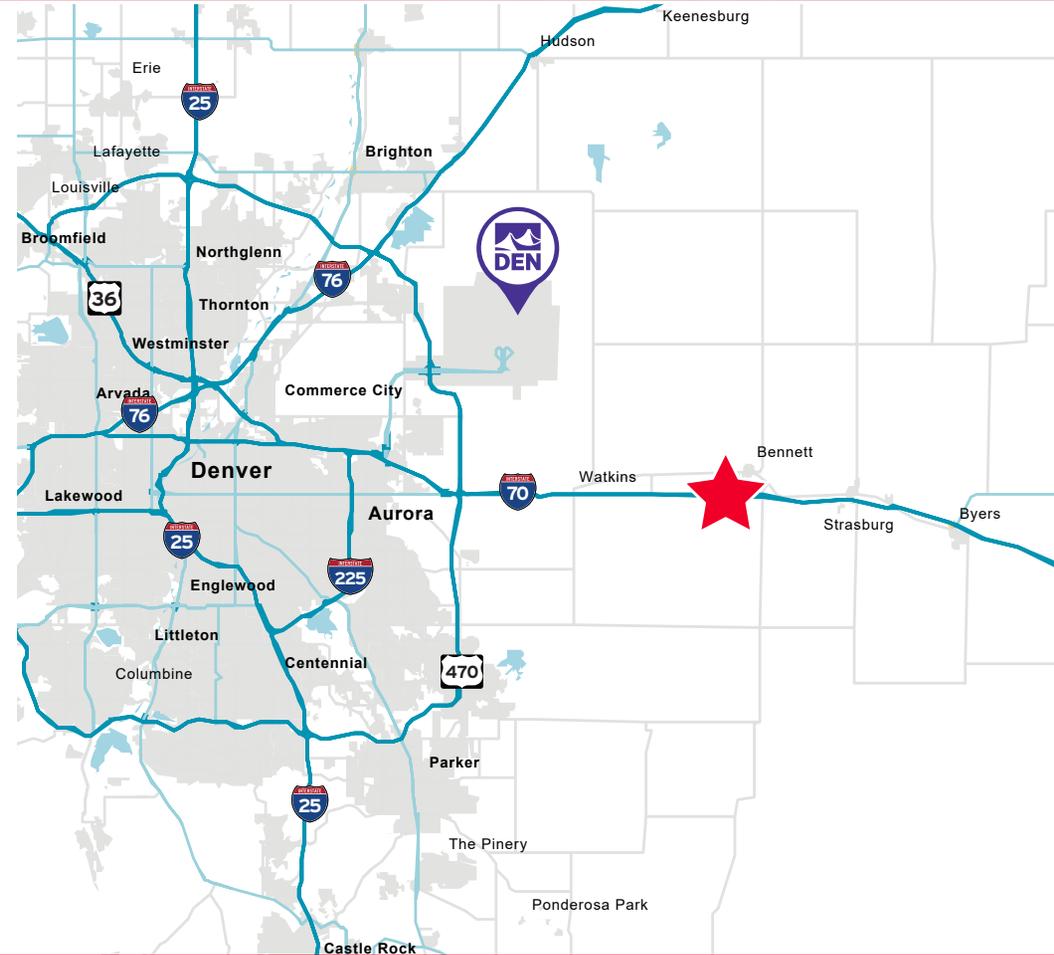
\$91,962
Avg. HH Income
3-Mile Radius



10,097
Daytime Employment
10-Mile Radius



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



For more information, please contact the Industrial Land Services:

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