



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

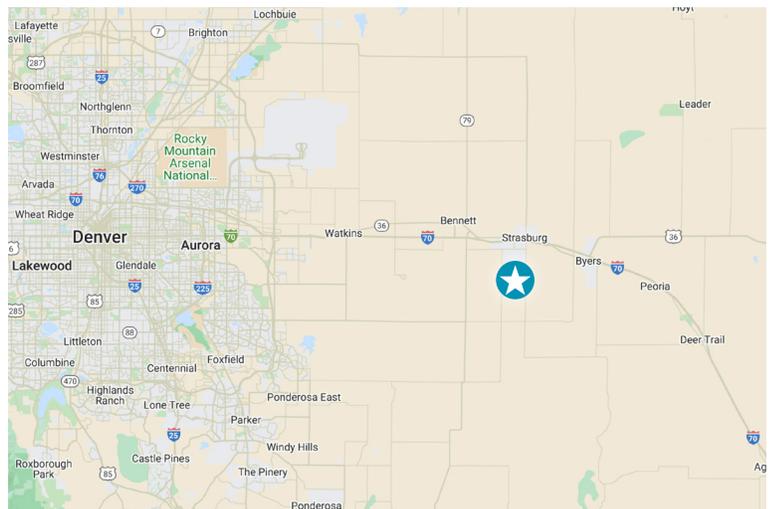


281.74 Acres For Sale
Contact Broker for Pricing

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.

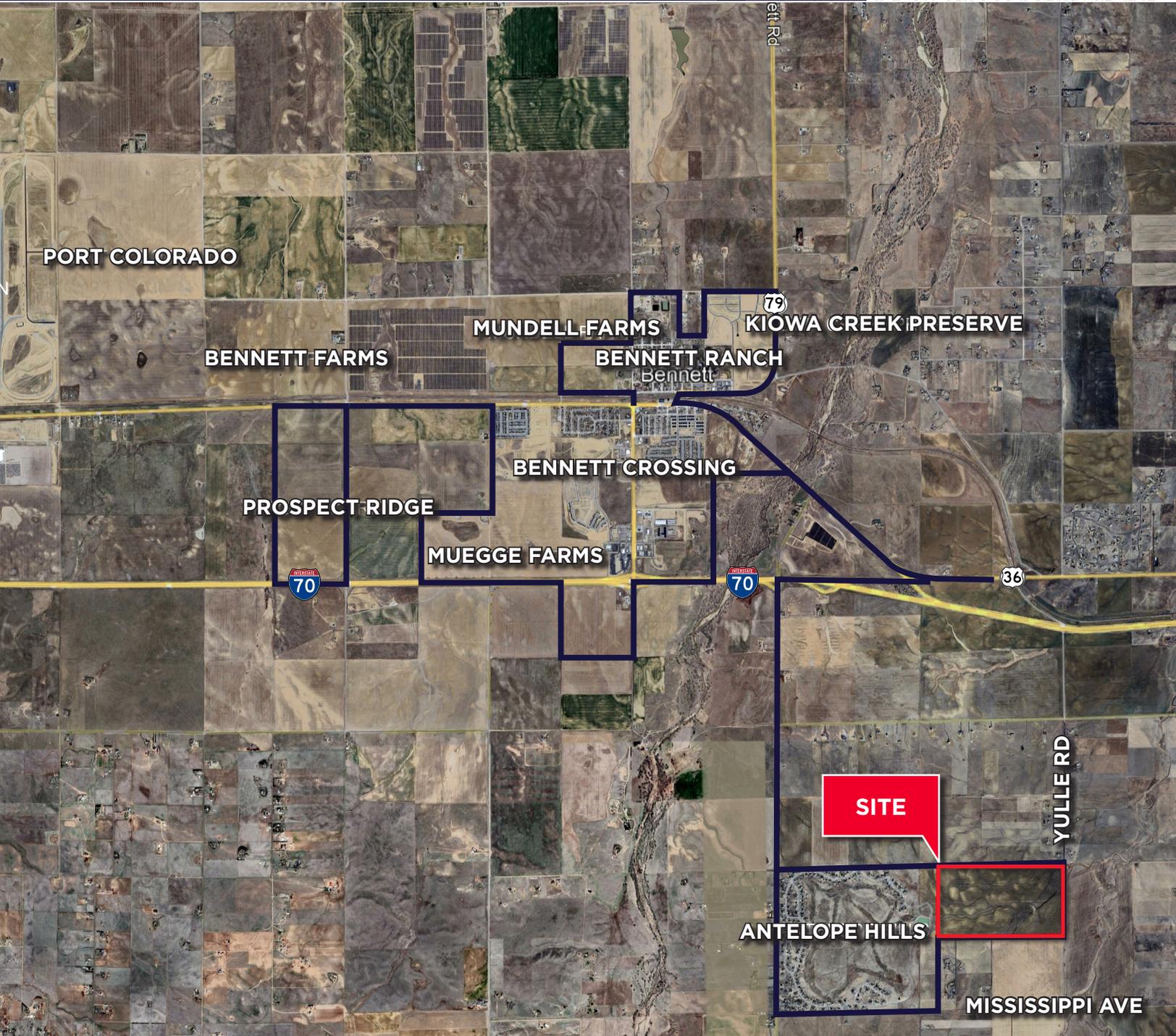
Property Features

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





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

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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

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