

Cedar Meadows

00 West 74th Avenue Westminster, CO
80030



FOR SALE

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BellStreet

For Sale

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Property Description

Ideally located in central Westminister, this 2.83-acre site is primed for high-density **multi-family development**. While currently zoned PUD, the City's 2040 Comprehensive Plan designates it as MX-N, supporting up to **18 units per acre** and promoting compact, walkable, and transit-oriented housing.

With **full utility access** and proximity to the RTD Westminister Rail Station, the site offers exceptional **regional connectivity**. Surrounded by retail, employment centers, and infrastructure, it's a compelling opportunity for developers targeting Westminister's **strong rental demand** and sustained population growth. The site also sits within a Qualified Census Tract (QCT) and a designated Opportunity Zone, offering potential federal and state **tax incentives** for eligible development projects.

Buyer responsible for verifying all zoning and development requirements.

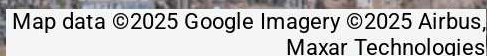
Offering Summary

Sale Price	\$900,000
Lot Size	2.83 Acres

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	285	1,481	6,978
Total Population	775	3,891	18,820
Average HH Income	\$66,058	\$77,028	\$79,413

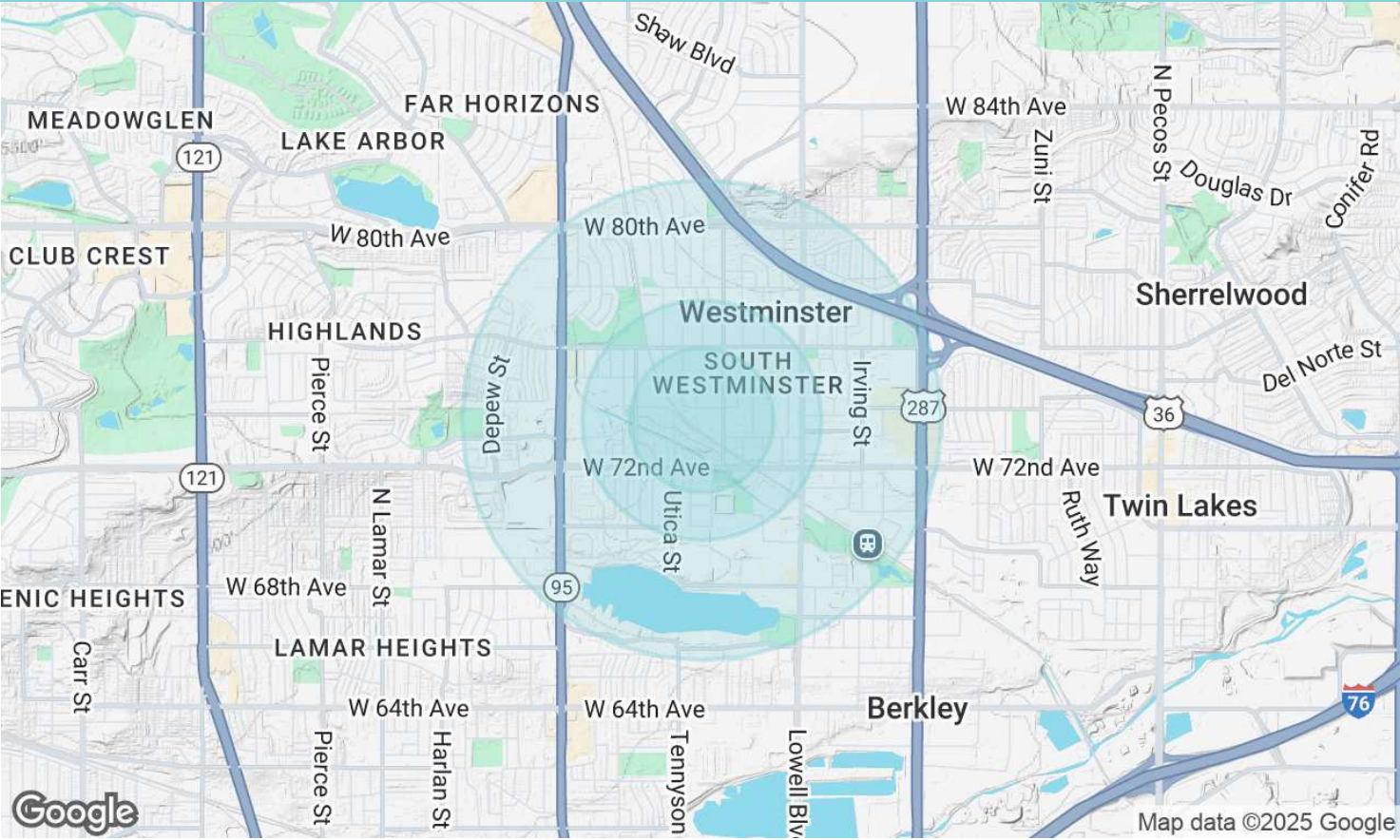
Property Highlights

- **Zoning Path:** Planned for MX-N under the 2040 Plan (18 units/acre)
- **Tax Incentives:** Qualified Census Tract (QCT) and Opportunity Zone
- **Location:** Central Westminister with easy access to major corridors
- **Transit:** Minutes from RTD Westminister Rail Station with direct service to Denver
- **Demand:** Strong population growth and rental demand



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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	775	3,891	18,820
Average Age	44	41	38
Average Age (Male)	42	40	38
Average Age (Female)	46	42	39

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	285	1,481	6,978
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$66,058	\$77,028	\$79,413
Average House Value	\$474,853	\$525,777	\$533,675

Demographics data derived from AlphaMap

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