



1072 CEDAR ST

Bennett, CO 80102

PROPERTY HIGHLIGHTS

- 0.98-acre commercial-zoned parcel
- Potential for diverse land use
- Excellent proximity to retail storefronts
- Excellent potential for future growth



LOT SIZE

0.98 ACRES



TAXES

\$9.90 USD



ZONING

PA-8 HC

PROPERTY DESCRIPTION

The 0.98-acre commercial pad, zoned Highway Commercial (HC/PA-8), is located in the town of Bennett. This prime location offers easy access to I-70 and SH-79 making it highly accessible for a variety of development opportunities. The site provides flexible zoning ideal for commercial, mixed-use, or other planned development projects. Price upon request.

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AERIAL MAP



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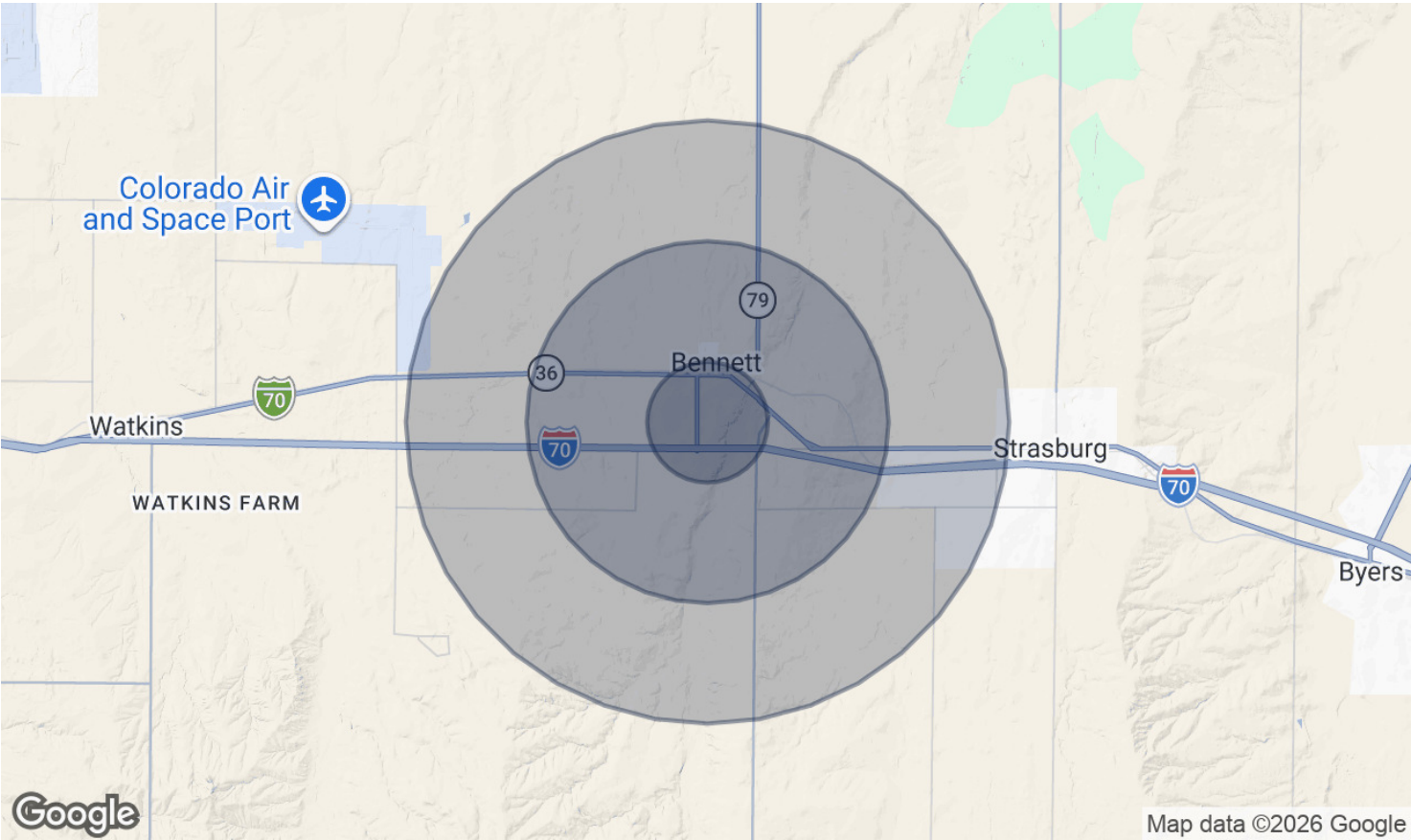
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	863	3,230	4,480
Average Age	33.3	34.4	36.2
Average Age (Male)	34.4	35.6	37.5
Average Age (Female)	32.8	33.9	35.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	270	1,032	1,477
# of Persons per HH	3.2	3.1	3.0
Average HH Income	\$112,347	\$115,046	\$119,930
Average House Value	\$394,062	\$430,418	\$495,301

2023 American Community Survey (ACS)

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