



COPPERLEAF TRACT J3

Aurora, CO 80015

PROPERTY HIGHLIGHTS

- Residential Master Plan
- Currently MU zoning through Arapahoe County
- Over 3 acres of land
- Easy access to Quincy Ave and close to local schools



LOT SIZE

3.15 ACRES



TAXES

\$0



ZONING

MU

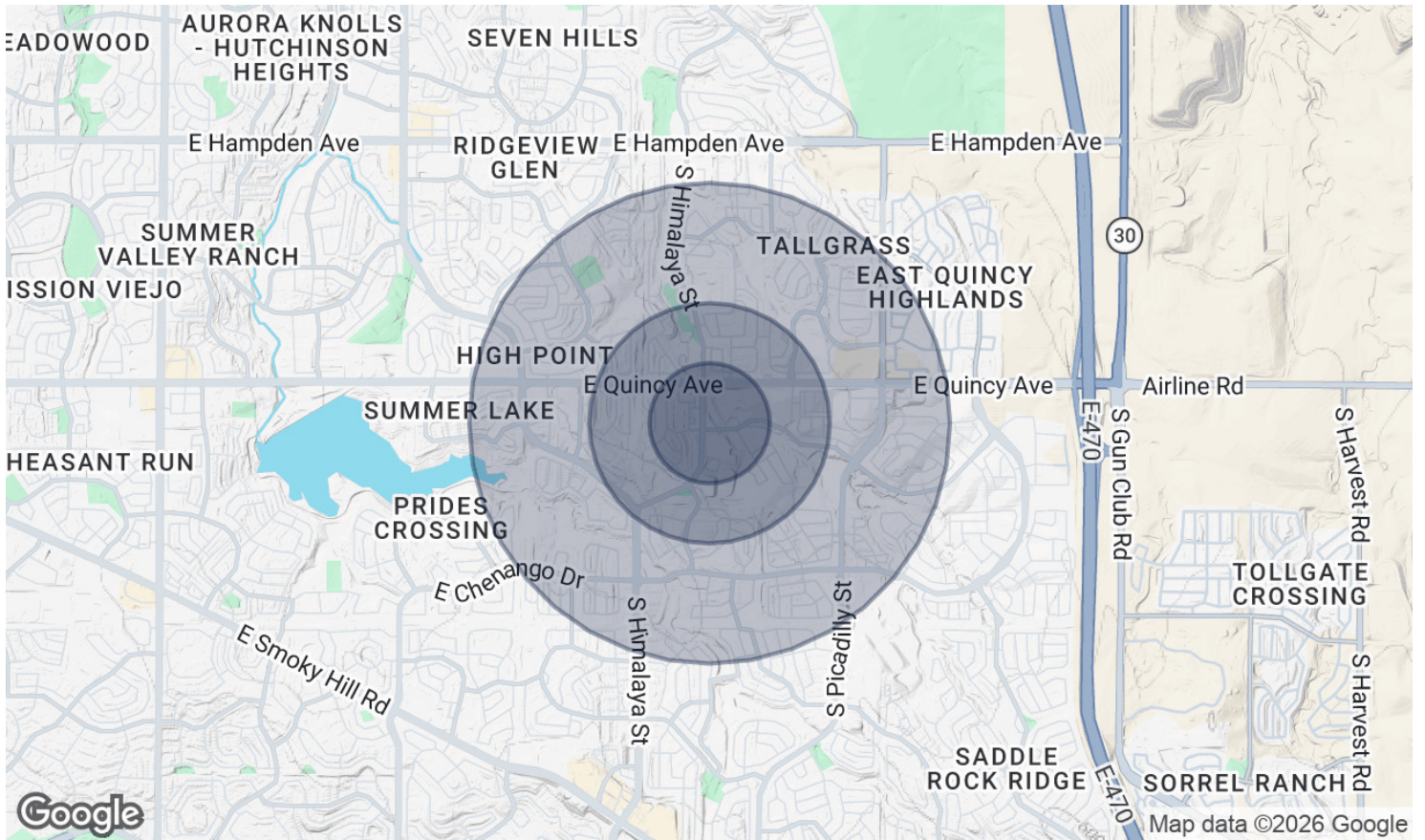
PROPERTY DESCRIPTION

Introducing Copperleaf Tract J3 land for sale! The property is located at the intersection on S Himalaya St and E Radcliff Pkwy, which is perfect for single family or duplex redevelopment. The zoning of MU would need to be rezoned with Arapahoe county in order to build on this land. The Master Plan calls for Residential, which would work great since the area is surrounded by residential. Reach out to the listing brokers today for more information.

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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,395	5,273	18,248
Average Age	33.6	36.6	37.4
Average Age (Male)	30.8	35.4	36.6
Average Age (Female)	34.8	37.6	38.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	465	1,876	6,469
# of Persons per HH	3.0	2.8	2.8
Average HH Income	\$113,223	\$119,891	\$127,852
Average House Value	\$418,030	\$418,933	\$470,371

2023 American Community Survey (ACS)

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