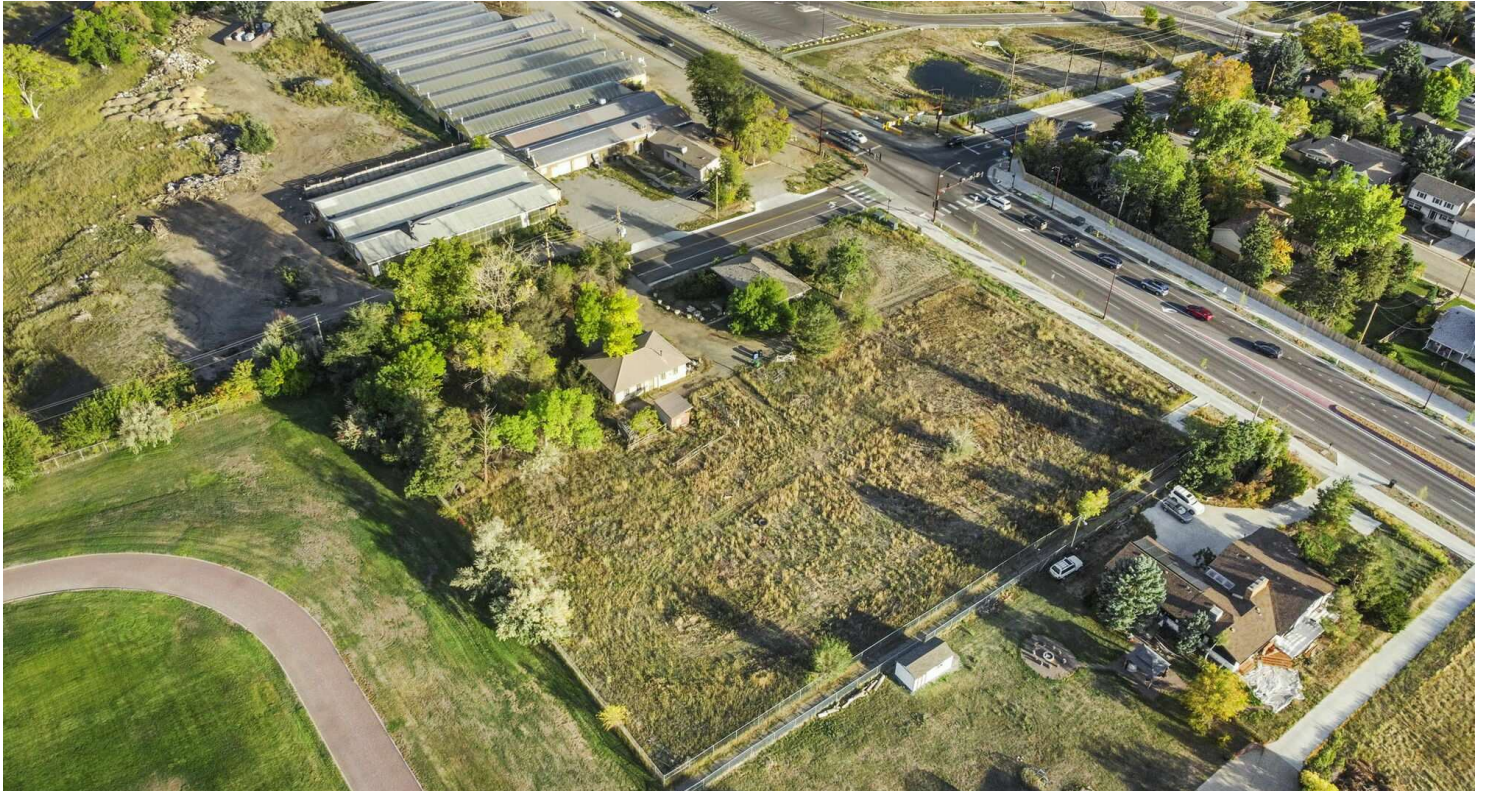


LAND FOR SALE



PROPERTY DESCRIPTION

Ideal Opportunity for Multi-Property Redevelopment:

Whether you're an investor or developer, this is a fantastic opportunity to capitalize on the growing demand for housing in this highly desirable area. This nearly 2.1-acre property near 72nd Ave and Kipling St is zoned R6, offering excellent potential for multi-property redevelopment.

Located within a 2-mile radius where the average household income is \$116,635, this site offers an excellent foundation for residential projects that cater to discerning buyers. Most homes in the area are valued between \$500,000 and \$1 million, making this location an attractive option for both high-end and moderately priced developments.

The average year-to-date home sales price is \$676,228 with properties closing at 99.9% of their listing price-highlighting strong demand. It's clear that Arvada continues to be a sought-after city for homeowners. Don't miss your chance to create a profitable, multi-unit development in this thriving market!

OFFERING SUMMARY

Sale Price:	Undisclosed
Lot Size:	2.1 Acres
County:	Jefferson
Zoning:	R-6
Lot Size SF:	91,342

FOR SALE
LAND

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//ADDITIONAL PHOTOS



FOR SALE
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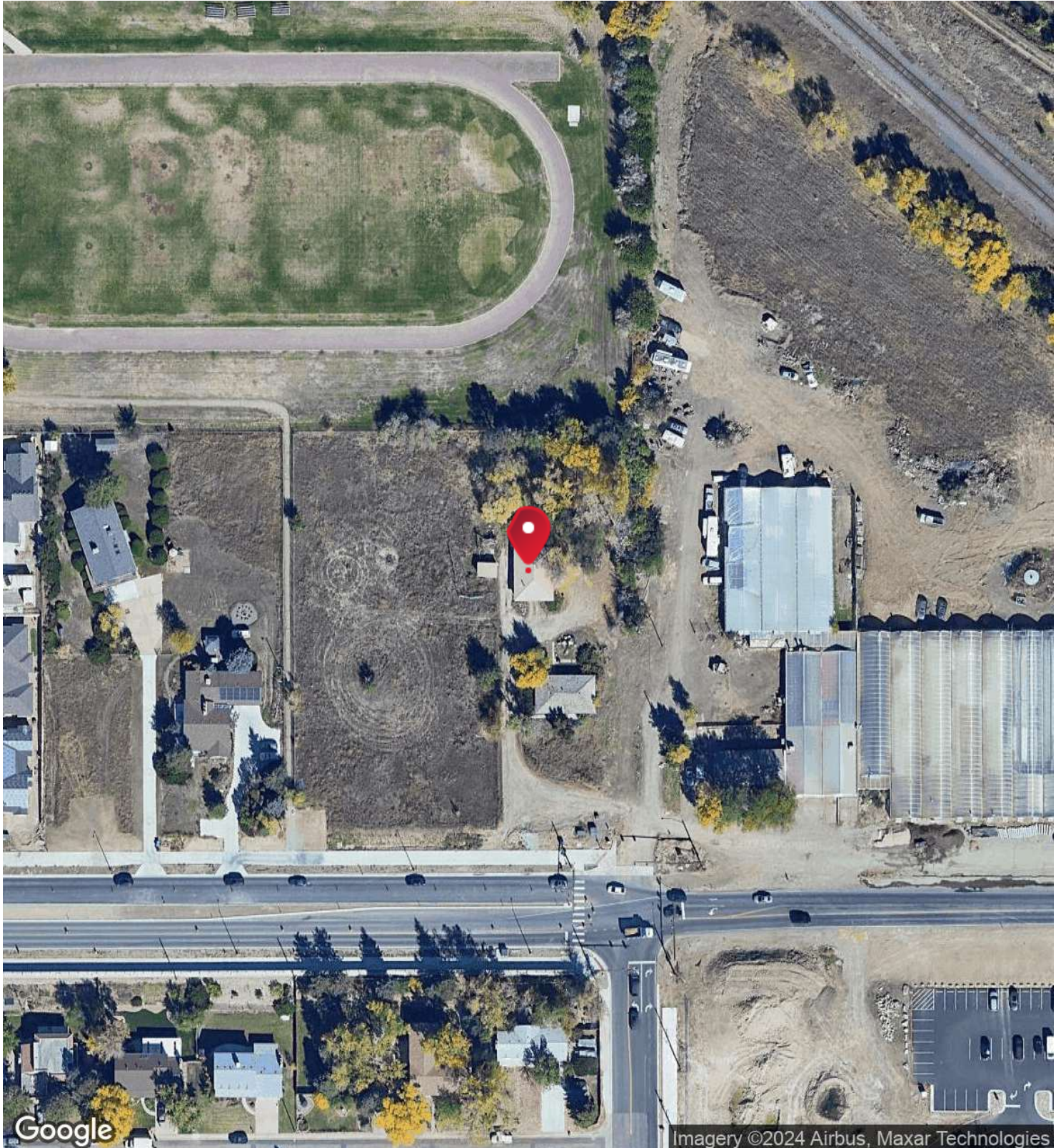
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10815 WEST 72ND AVENUE

AERIAL MAP



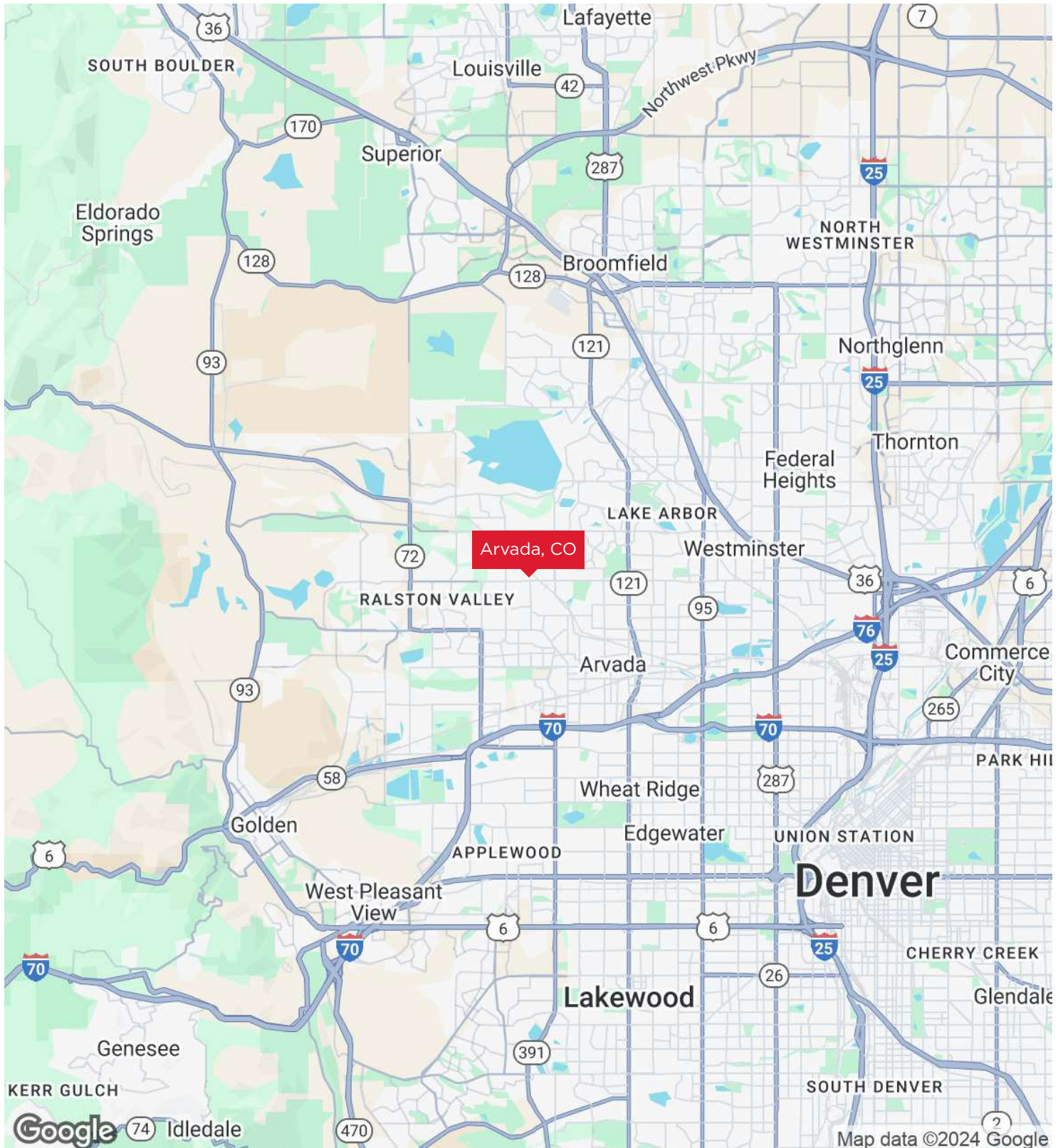
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REGIONAL MAP



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Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY REcolorado®
Residential Listings – Single Family Residence, Condominium, Townhouse, and Multi-Family



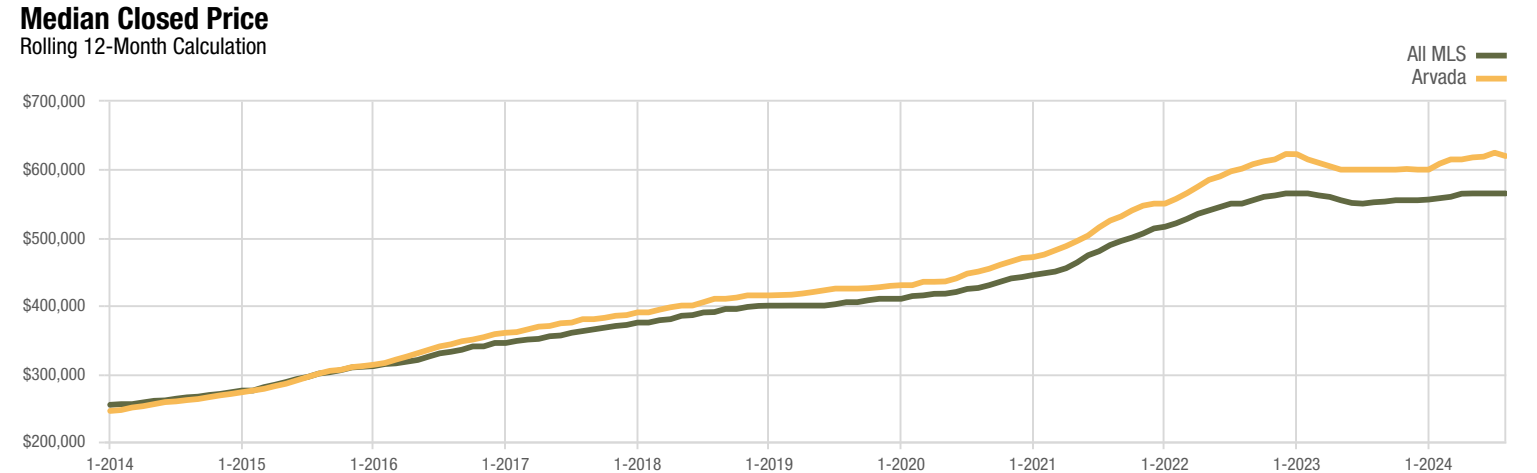
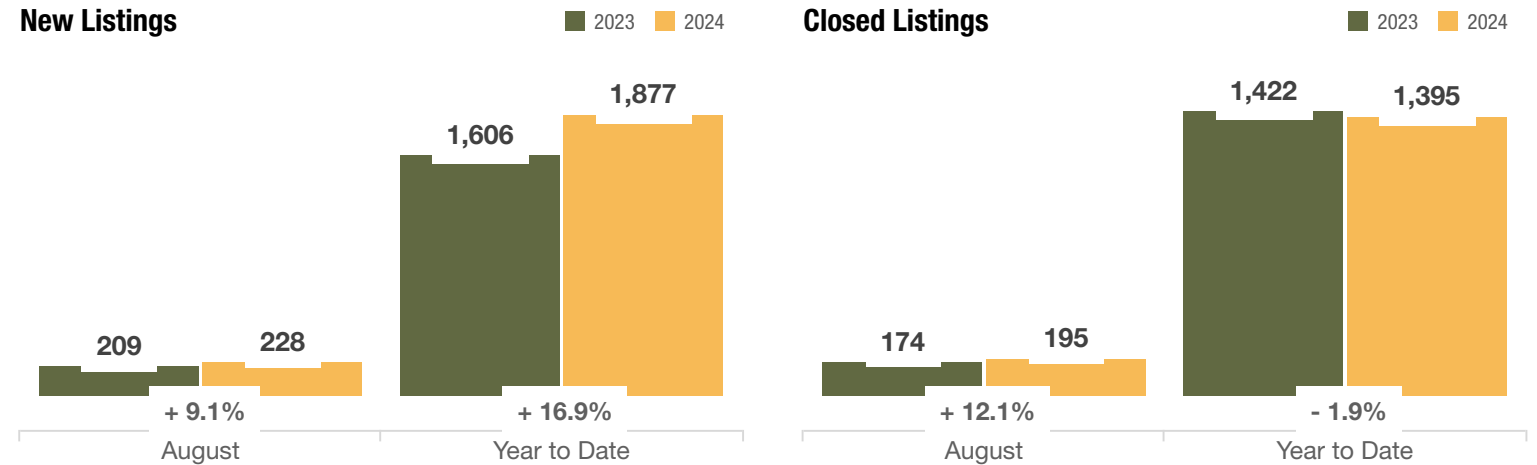
Arvada

Jefferson County

+ 9.1%	+ 12.1%	- 4.7%
Change in New Listings	Change in Closed Listings	Change in Median Closed Price*

All	August			Year to Date		
Key Metrics	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
Active Listings	312	391	+ 25.3%	—	—	—
Pending Listings	154	201	+ 30.5%	1,457	1,513	+ 3.8%
New Listings	209	228	+ 9.1%	1,606	1,877	+ 16.9%
Closed Listings	174	195	+ 12.1%	1,422	1,395	- 1.9%
Days in MLS	23	28	+ 21.7%	27	29	+ 7.4%
Median Closed Price*	\$645,000	\$615,000	- 4.7%	\$609,970	\$635,000	+ 4.1%
Average Closed Price*	\$665,876	\$656,867	- 1.4%	\$651,352	\$676,228	+ 3.8%
Percent of Closed Price to List Price*	99.6%	99.1%	- 0.5%	100.2%	99.9%	- 0.3%

† Each dot represents the change in median sold price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from REcolorado®. | Report by ShowingTime. Due to differences in statistical methodologies, figures may vary from other market reports provided by REcolorado®.



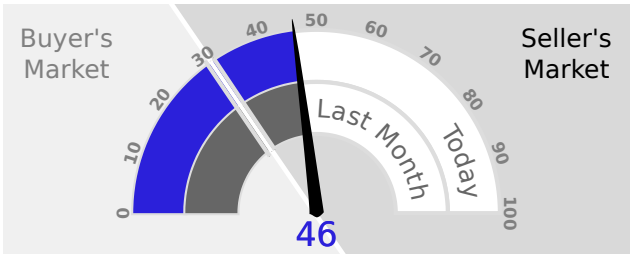


ARVADA, CO 80005
Single-Family Homes

This week the median list price for Arvada, CO 80005 is \$800,000 with the market action index hovering around 46. This is about the same as last month's market action index of 46. Inventory has increased to 51.

MARKET ACTION INDEX

This answers "How's the Market?" by comparing rate of sales versus inventory.

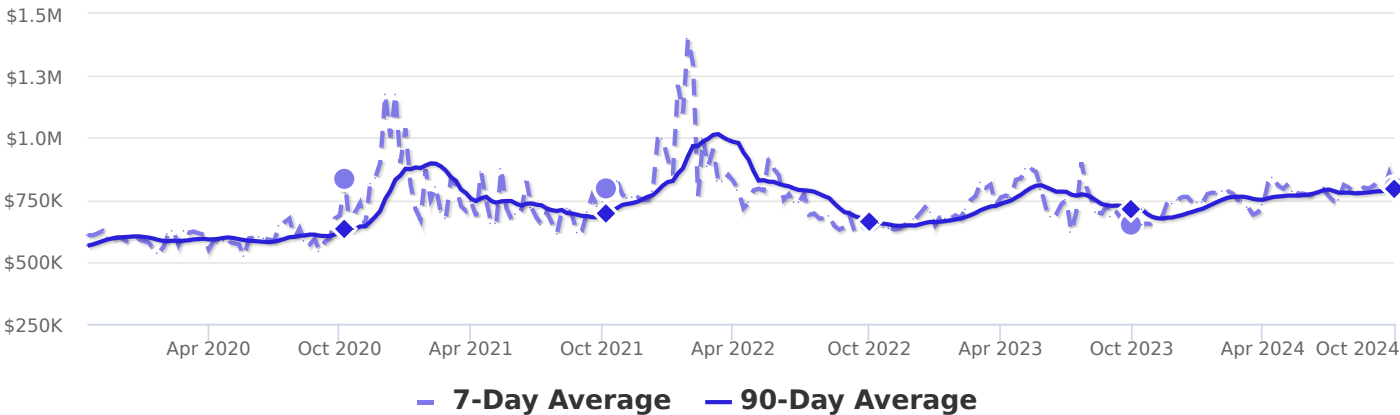


Strong Seller's Market

MARKET NARRATIVE

The market has been cooling over time and prices plateaued for a while. Despite the consistent decrease in MAI, we're in the Seller's zone. Watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.

MEDIAN LIST PRICE



MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$1,149,999	3,860	0.25 - 0.5 acre	4	3.6	13	0	3	49
\$880,000	2,996	6,500 - 8,000 sqft	4	3	20	2	0	42
\$787,000	2,815	6,500 - 8,000 sqft	4	2.8	47	4	2	14
\$650,000	2,000	8,000 - 10,000 sqft	3	2.3	47	4	3	42

REAL-TIME MARKET PROFILE

Median List Price	\$800,000
Median Price of New Listings	\$757,500
Per Square Foot	\$290
Average Days on Market	63
Median Days on Market	35
Price Decreased	61%
Price Increased	4%
Relisted	6%
Inventory	51
Median Rent	\$2,600
Market Action	46

Strong Seller's Market

//ADVISOR BIO 1



CARTER HOLT

Broker

carter.holt@remax.net

Direct: **303.710.7487**

CO #107276

PROFESSIONAL BACKGROUND

After working for a consulting company and brokering large facilities, Carter discovered his passion for real estate. Acquiring his license at American Real Estate College, he soon began his career in commercial real estate, successfully brokering properties from multi-family to light industrial. While still growing in real estate, he continues to expand his background in high end sales, while enjoying the competitive pace and challenges of the industry.

Committed to serving his clients, Carter is thorough in his data analysis and property valuation, proving successful when combined with his excellent communication and understanding of each client's unique needs. With aspirations to grow internationally, he is looking forward to bringing his talent, and demonstrated experience to The International Group.

Carter moved to Colorado in 2008 to study business and immediately fell in love with the Rocky Mountains. He enjoys hiking with his two malamutes, horticulture, traveling, food and snowboarding.

MEMBERSHIPS

CCIM Candidate and member of the CO/WY Chapter.

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ADVISOR BIO 2



LINDA TRAN

Associate Broker

Linda.Tran1@remax.net

Direct: **303.591.6655**

PROFESSIONAL BACKGROUND

She is a trusted agent originally hailing from the vibrant city of Boston, MA now working in the Denver Metro Area for over 15 years. Whether clients are in the market to find their dream investment property, lease a commercial property, or navigate an exchange, she takes pride in being a trustworthy, caring, and thoughtful guide throughout the process. Her dedication stems from a genuine desire to make each real estate journey as smooth and lighthearted as possible. As a committed learner, she has embarked on an exciting journey to expand her levels of service, to include a CCIM designation. She is aiming to enhance the value she brings to clients and is actively eager to help business owners with their unique business ventures and commercial real estate needs. Let's make your property dreams, be they personal or business-related, a reality together!

EDUCATION

Bachelors Degree in Psychology from the University of Colorado at Denver.

MEMBERSHIPS

National Association of Realtors, CCIM candidate

RE/MAX Professionals

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800.992.9025

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