

AVAILABLE

2.49 Acres

DEVELOPMENT SITE / LONE TREE, CO

SW Corner S.Yosemite & Fairview LONE TREE, CO 80124



Broker owned land: Sale, JV, Land Lease, Property Swap, BTS, possible other

Zoned C-5 Retail / Office - City may consider for-sale residential condos, senior care, age-restricted apartments

In-Place Right-In/Right-Out Drive off Yosemite shared with the building next door

Site has no address yet. The address of the building next door, "Lone Tree Medical Plaza", is 9695 S. Yosemite St., Lone Tree, CO 80124

Broker/Owner previously owned the land under the building next door and participated in its development, lease-up and sale; will assist, if requested, in development of this 2.49 acre site

Jan Friedlander, CCIM 303-885-9200 janfriedlander@comcast.net

Friedlander Commercial Real Estate, LLC 30 Albion Pl., Castle Rock, CO 80108

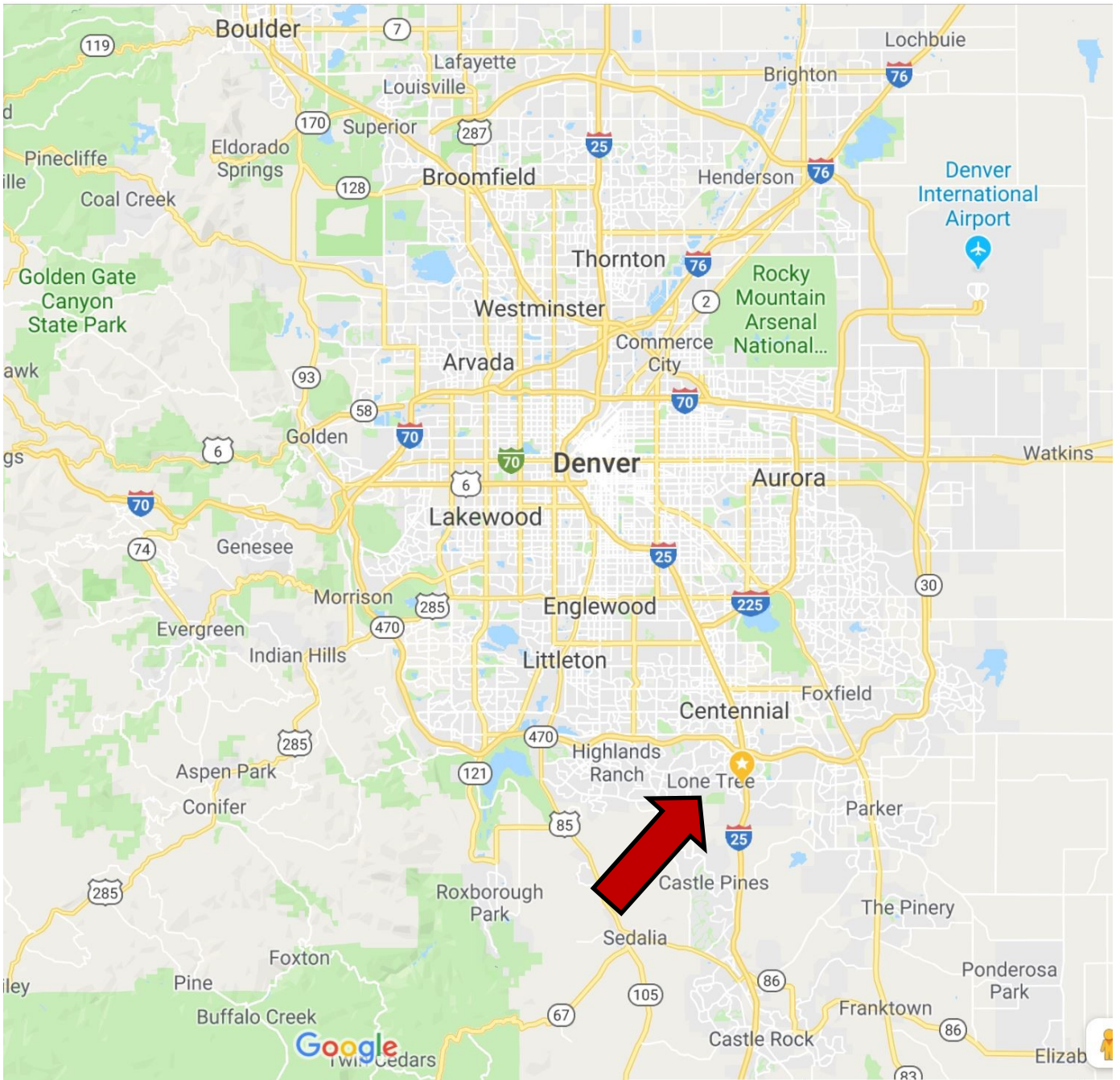
FRIEDLANDER
Commercial Real Estate

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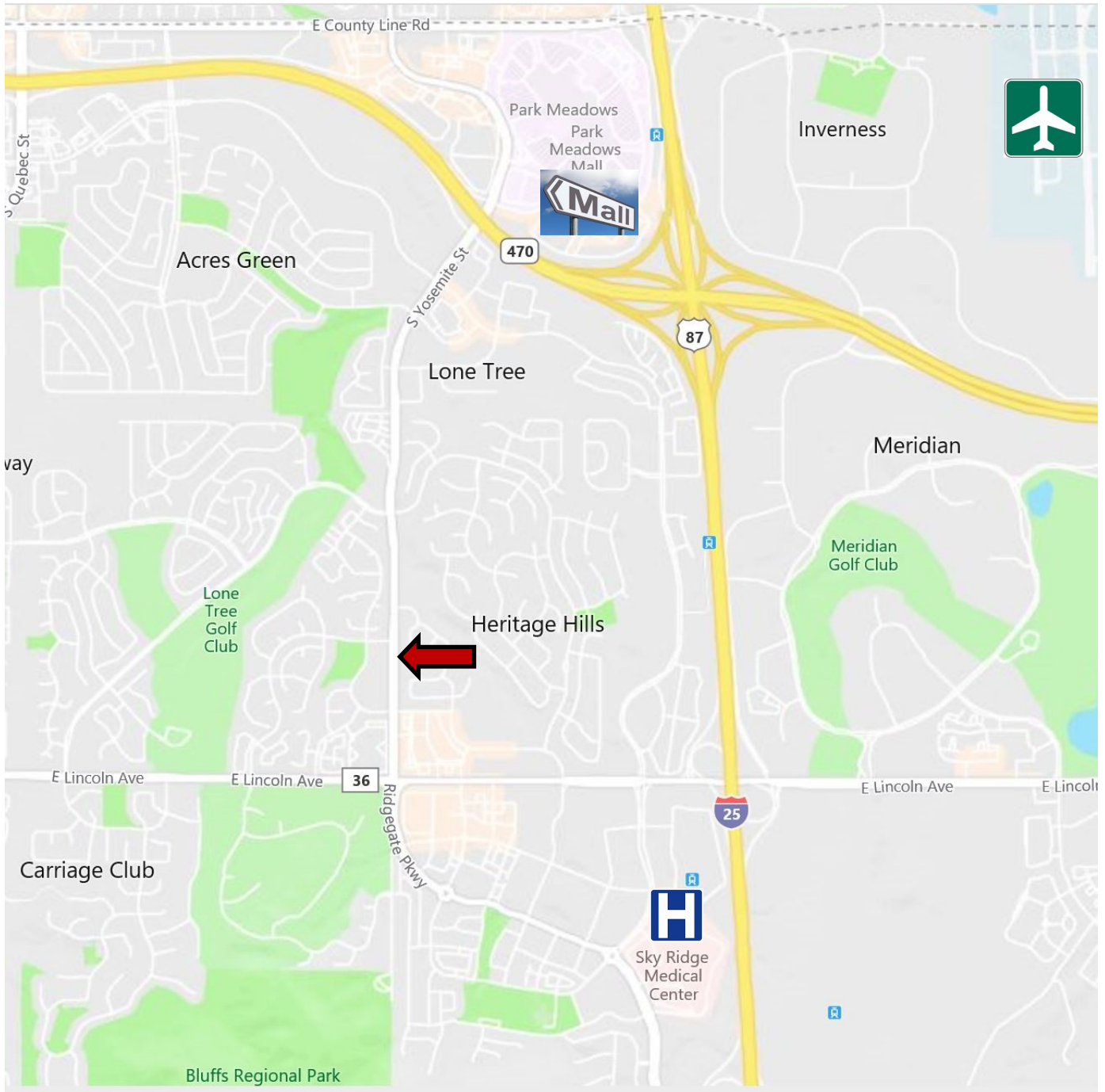
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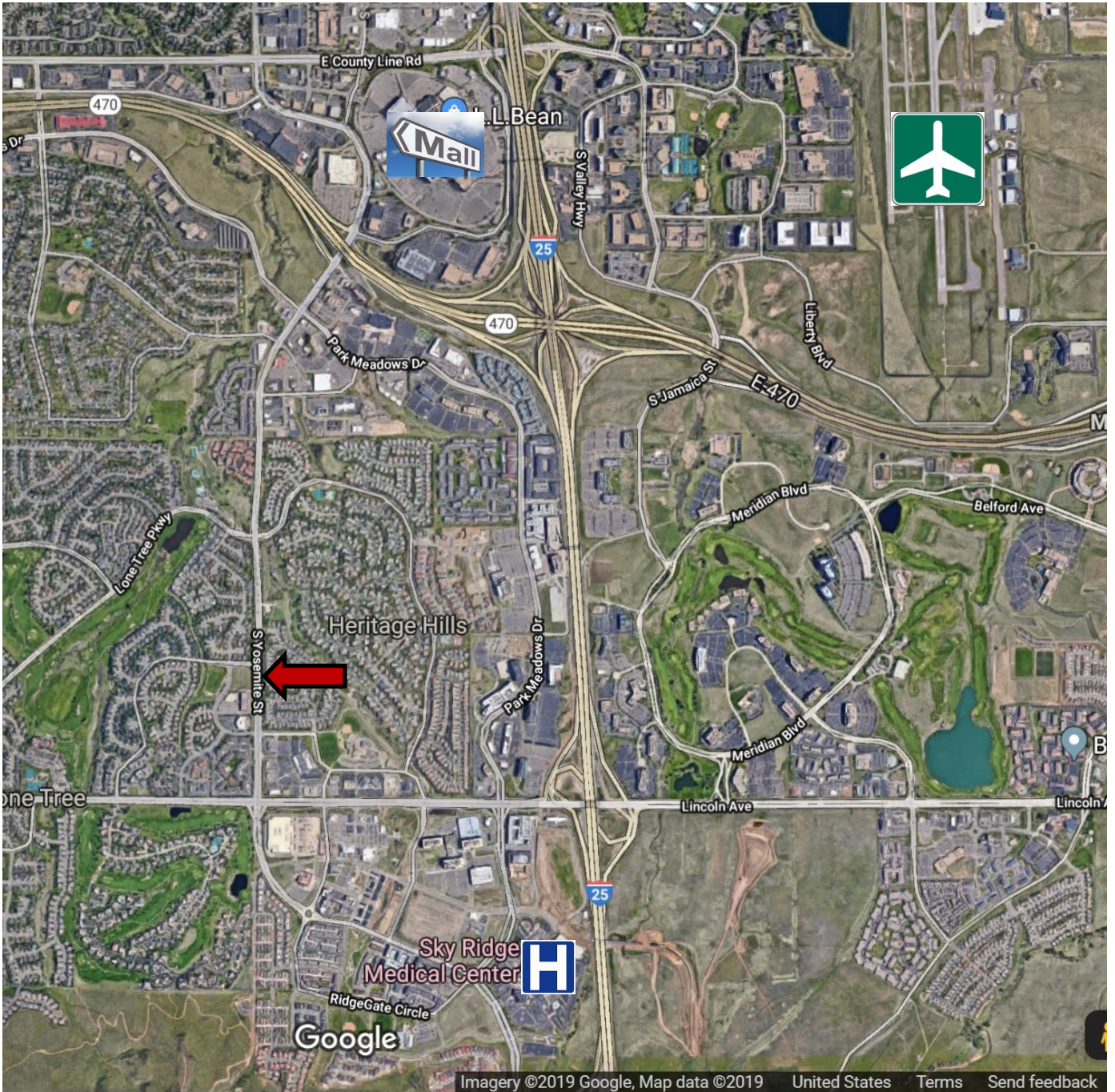
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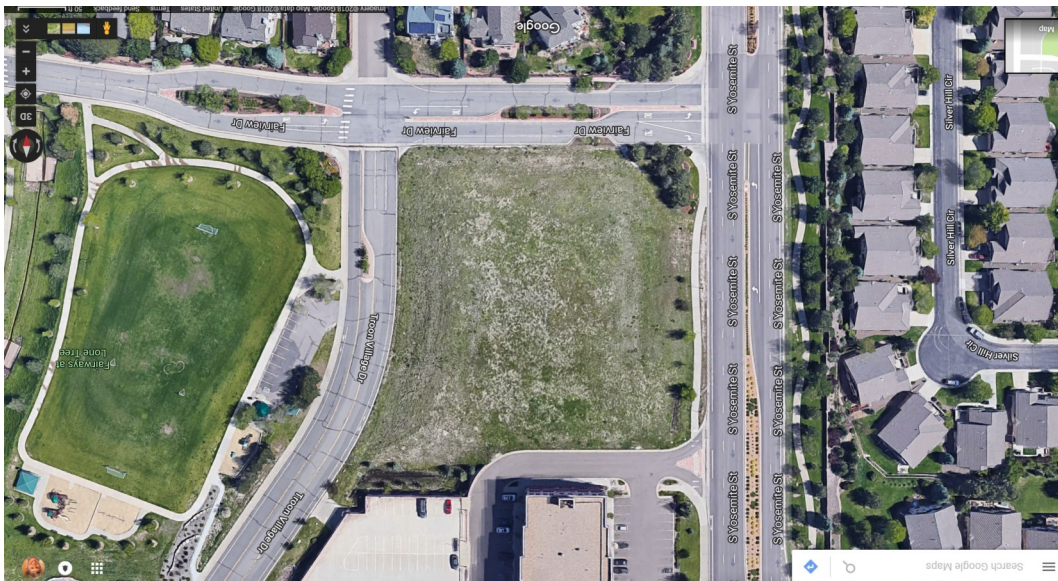
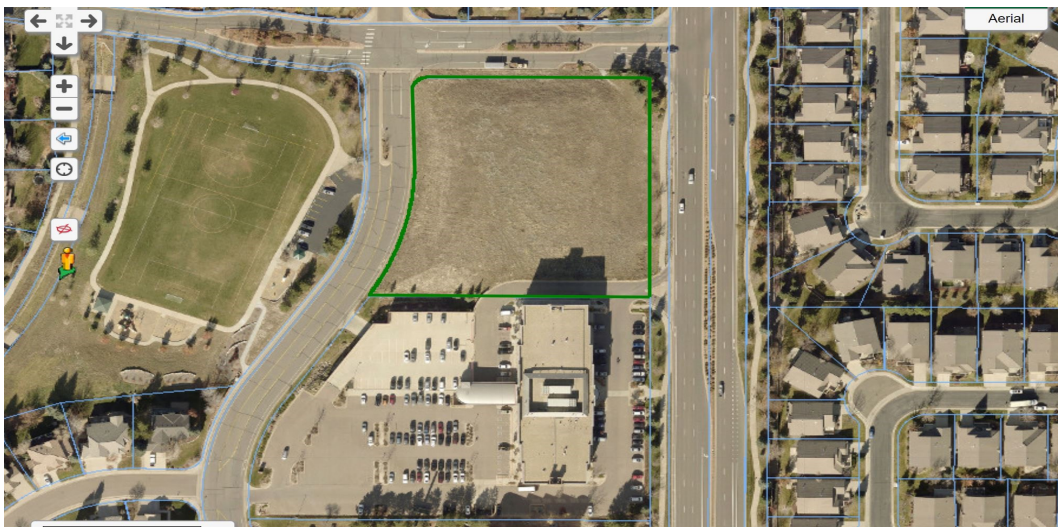
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In-Place Right-In/Right-Out Drive, shared with the building next door



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5 Minute Drive Time

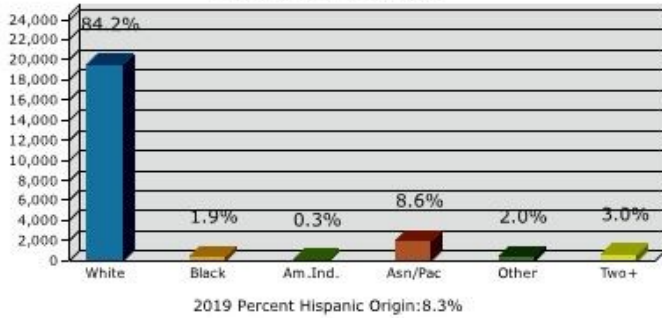


Graphic Profile

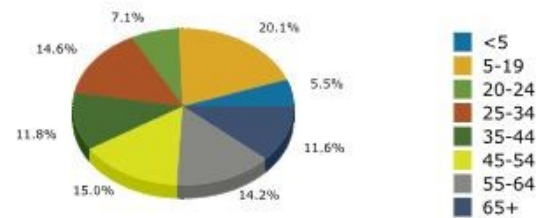
S Yosemite St & Fairview Dr, Lone Tree, Colorado, 80124
 Drive Time: 5 minute radius

Prepared by Esri
 Latitude: 39.54179
 Longitude: -104.88562

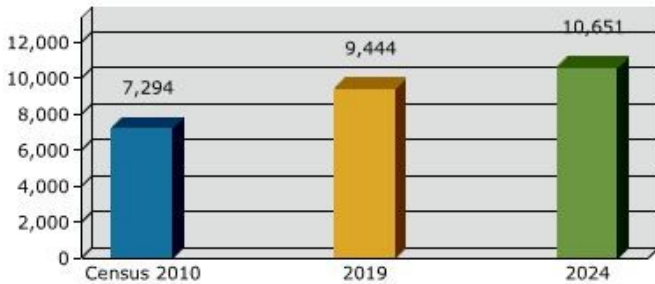
2019 Population by Race



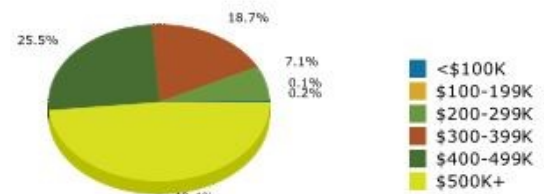
2019 Population by Age



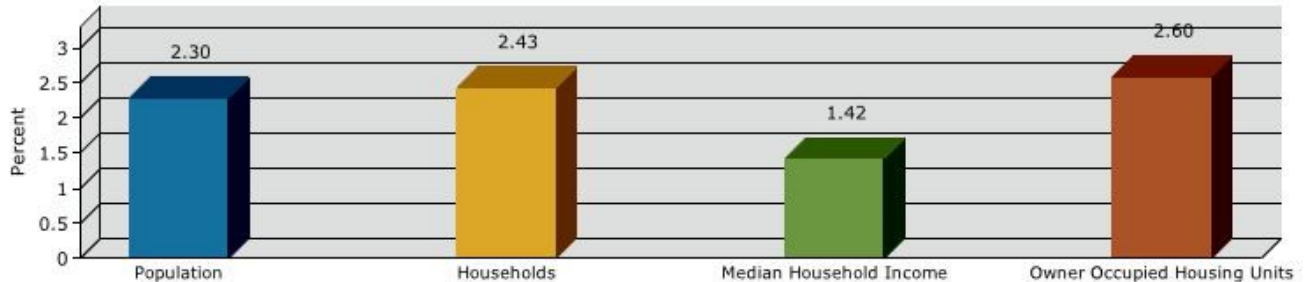
Households



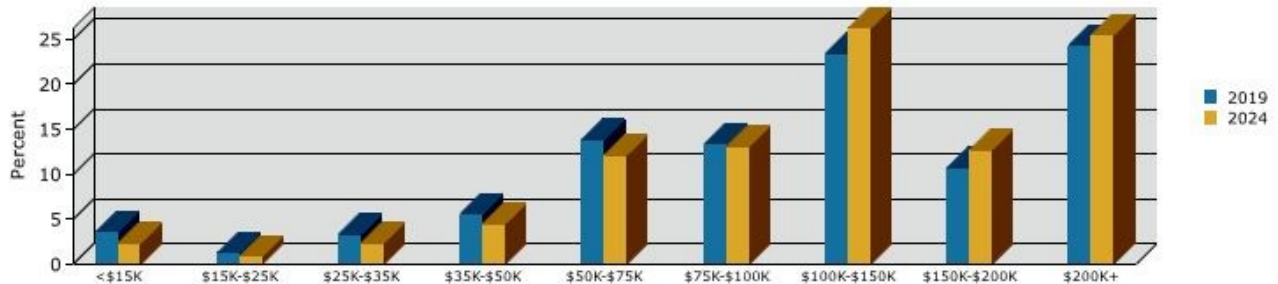
2019 Home Value



2019-2024 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

July 21, 2019

10 Minute Drive Time

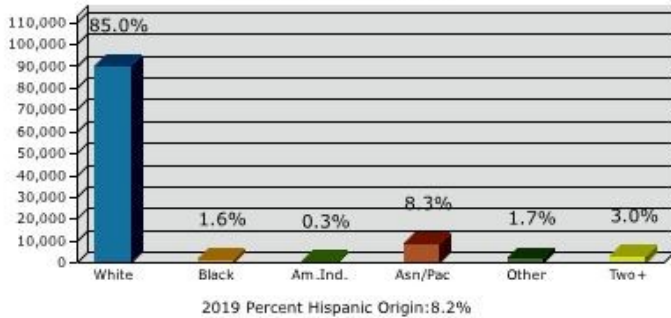


Graphic Profile

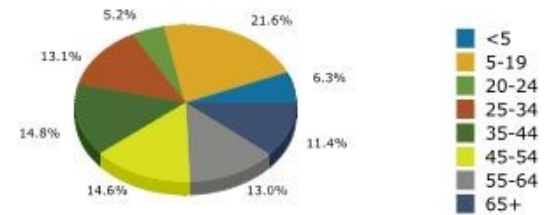
S Yosemite St & Fairview Dr, Lone Tree, Colorado, 80124
 Drive Time: 10 minute radius

Prepared by Esri
 Latitude: 39.54179
 Longitude: -104.88562

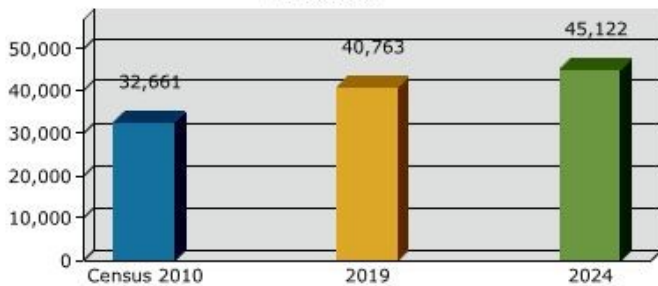
2019 Population by Race



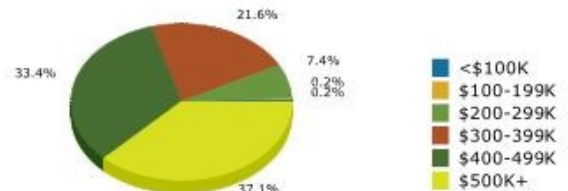
2019 Population by Age



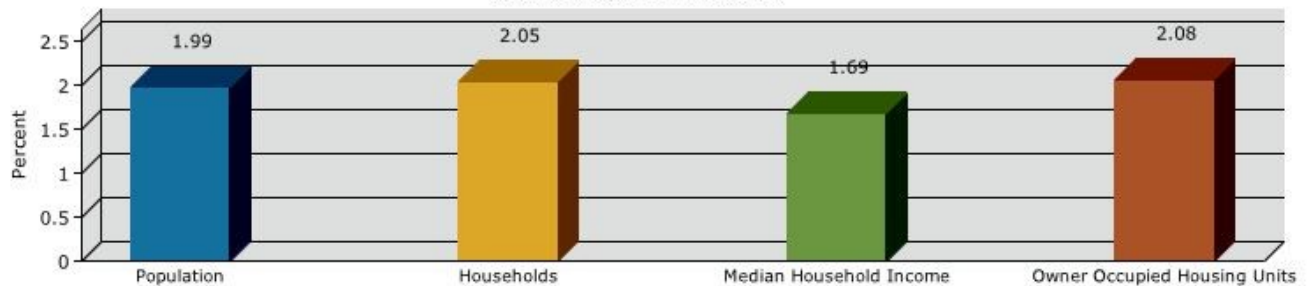
Households



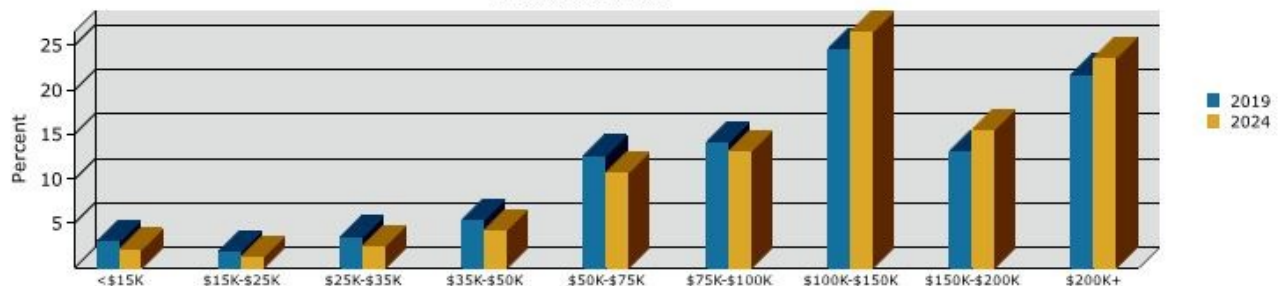
2019 Home Value



2019-2024 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

15 Minute Drive Time

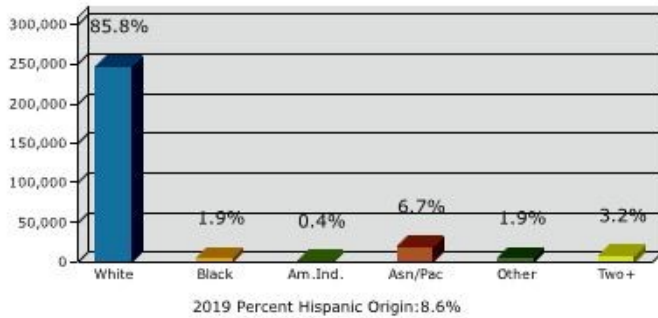


Graphic Profile

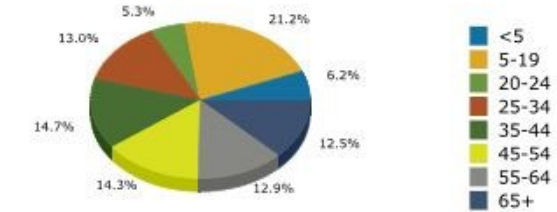
S Yosemite St & Fairview Dr, Lone Tree, Colorado, 80124
 Drive Time: 15 minute radius

Prepared by Esri
 Latitude: 39.54179
 Longitude: -104.88562

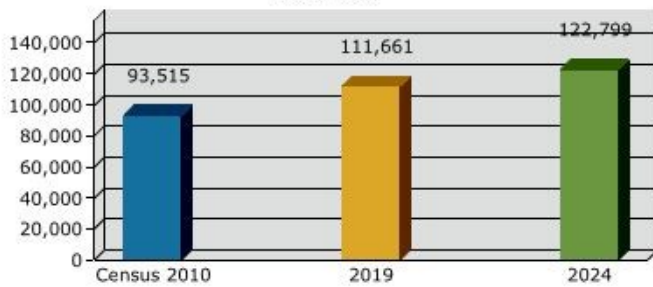
2019 Population by Race



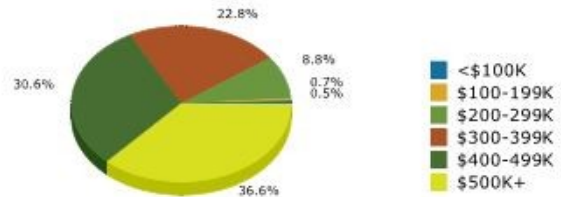
2019 Population by Age



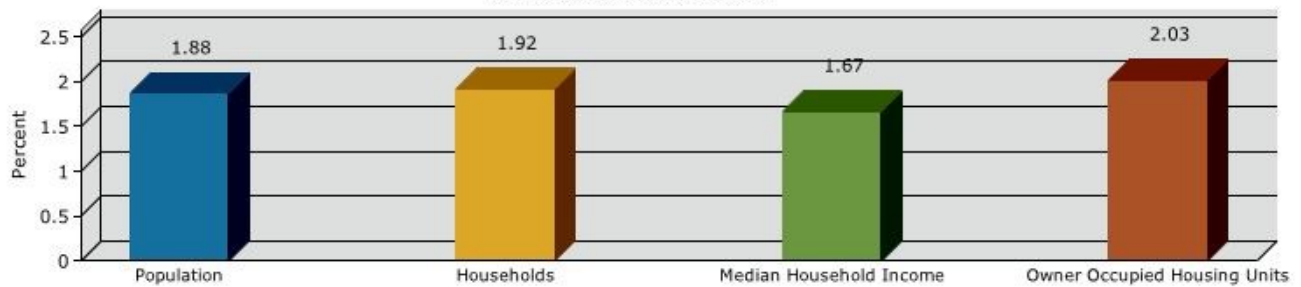
Households



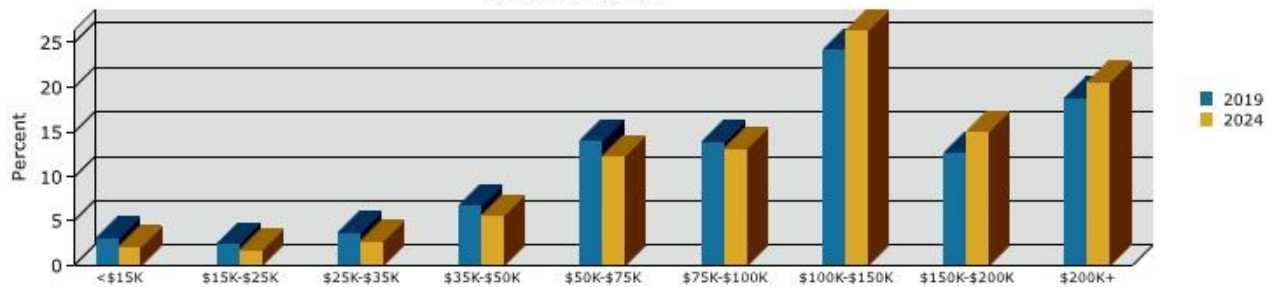
2019 Home Value



2019-2024 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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Useful Links

Douglas County	https://www.douglas.co.us/
City of Lone Tree	http://cityoflonetree.com/
Denver South Economic Development Partnership	https://denversouthedp.org/
Lone Tree Arts Center	https://www.lonetreeartscenter.org/
Light Rail	http://www.rtd-denver.com/lightrail.shtml
Centennial Airport	http://www.centennialairport.com/index.php/en-us/
HealthOne Sky Ridge Medical Center	https://skyridgemedcenter.com/specialties/emergency-care/?gclid=CjwKCAjw98rpBRAuEiwALmo-yutS0RGid9qLOXL_-2ilZh-Vlg846lqdJnQ3ZSUYaSvKAfO78bMt-RoCCVAQAvD_BwE&gclsrc=aw.ds
Kaiser Permanente	https://healthy.kaiserpermanente.org/
Univ of Colorado Health	https://www.uchealth.org/
Univ of Colorado South	https://southdenver.cu.edu/
Univ of Phoenix	https://www.phoenix.edu/campus-locations/co/denver-campus.html?channel=socm&init=yext&campus=ColoradoMainCampus
Charles Schwab	https://www.google.com/search?q=charles+schwab+denver&rlz=1C1CHBF_enUS730US730&oq=charles+sch&aqs=chrome.0.0l2j69i57j0j35i39

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