

LAND FOR SALE

37th Street & St. Vrain Street
Evans, CO 80620

OPPORTUNITY ZONE! 0.88 ACRE SITE



PROPERTY FEATURES

| | |
|------------|------------------|
| LAND SIZE: | 0.88 AC |
| ZONING: | Commercial (NEC) |

ECONOMIC DATA

SALE PRICE: \$400,000



CONTACT

Kirk Vanino | Principal
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DEMOGRAPHICS

| | 2 MILE | 5 MILE | 10 MILE |
|----------------------------|----------|----------|----------|
| 2022 POPULATION: | 39,069 | 132,643 | 175,613 |
| 2027 PROJECTED POPULATION: | 45,928 | 156,682 | 208,589 |
| 2022 AVG. HH INCOME: | \$66,539 | \$73,282 | \$82,443 |
| 2021 HOUSEHOLDS: | 13,394 | 47,479 | 62,471 |

2022 TRAFFIC COUNTS

| | |
|-------------------|-------------------------|
| 37th Street : | 11,383 vehicles per day |
| St. Vrain Street: | 5,875 vehicles per day |

| | BUSINESSES | EMPLOYEES | EMPLOYEES / BUSINESSES |
|--|------------|-----------|------------------------|
| 2021 ESTABLISHED BUSINESSES (5 MILE RADIUS): | 44,711 | 4,957 | 9 |

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