



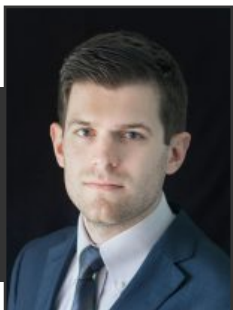
12899 COUNTY ROAD 4

BRIGHTON, CO 80603

FOR SALE
1.44 AC
\$600,000



- **1.44 ACRE (62,726 SF) PARCEL FOR SALE NORTH OF BRIGHTON**
- **CORNER LOT**
- **ZONED AGRICULTURE, BUT IS SURROUNDED BY HEAVY INDUSTRIAL ZONING I-2, I-3.**
- **PROPERTY HAS HOUSES ON LOT WHICH CAN BE RENTED UNTIL REDEVELOPMENT HAS FINISHED**
- **WELL WATER**
- **POTENTIAL FOR MINERAL RIGHTS**



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► **DEMOGRAPHICS**



DRIVE TIMES

DESTINATION	DISTANCE	TRAVEL TIME
I-76	6.0 MILES	10 MINUTES
I-25	10 MILES	16 MINUTES
DIA	23.2 MILES	28 MINUTES

EASY ACCESS TO

- CANAM HIGHWAY
- I-76
- E-470
- BRIGHTON
- FORT LUPTON

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	723	32,722	56,456
AVERAGE HOUSEHOLD	\$78,571	\$65,448	\$73,873
HOUSEHOLDS	247	11,029	18,795

*SOURCE: COSTAR