

CHAPEL HILL DEVELOPMENT



11 CHAPEL HILL DR Brighton, CO 80601

PROPERTY HIGHLIGHTS

20 MILES FROM DIA AND DENVER

ONE OF THE FASTEST GROWING CITIES IN COLORADO

PRIME LOCATION WITH LOWER TAXES

DIVERSE INDUSTRIES INCLUDING ENERGY, HEALTHCARE,
RETAIL, HIGHER EDUCATION, AGRICULTURE AND MORE!



LIST PRICE
\$270,000 -
\$900,000 USD



LOT SIZE
4+
ACRES



ZONING AUTHORITY
CITY OF
BRIGHTON



ZONING
Commercial
Office & Senior
Living

PROPERTY DESCRIPTION

At the front door of the New Chapel Hill Subdivision, Brighton East Horizons, the Preserve, Pheasant Ridge. This property is in the epicenter of several new communities.

Near parks, residential, shopping

Convenient highway access.

4 Fully Platted Lots - Sidewalks/Curbs/Gutters in Place. Utilities to site. Buy pad sites individually or buy all for one development.

Zoned residential and commercial.

Madison Commercial Properties
501 S. Cherry Street, Suite 350, Denver, CO 80246
720.441.1460 | www.madisoncommercial.com



AERIAL MAP



DEMOGRAPHICS

POPULATION

	2 MILES	5 MILES	10 MILES
2020 Total Population	29,252	56,375	168,579
2025 Population	31,379	61,037	182,598
Pop Growth 2020-2025	1.5%	1.7%	1.7%
Average Age	34.8	34.8	34.7

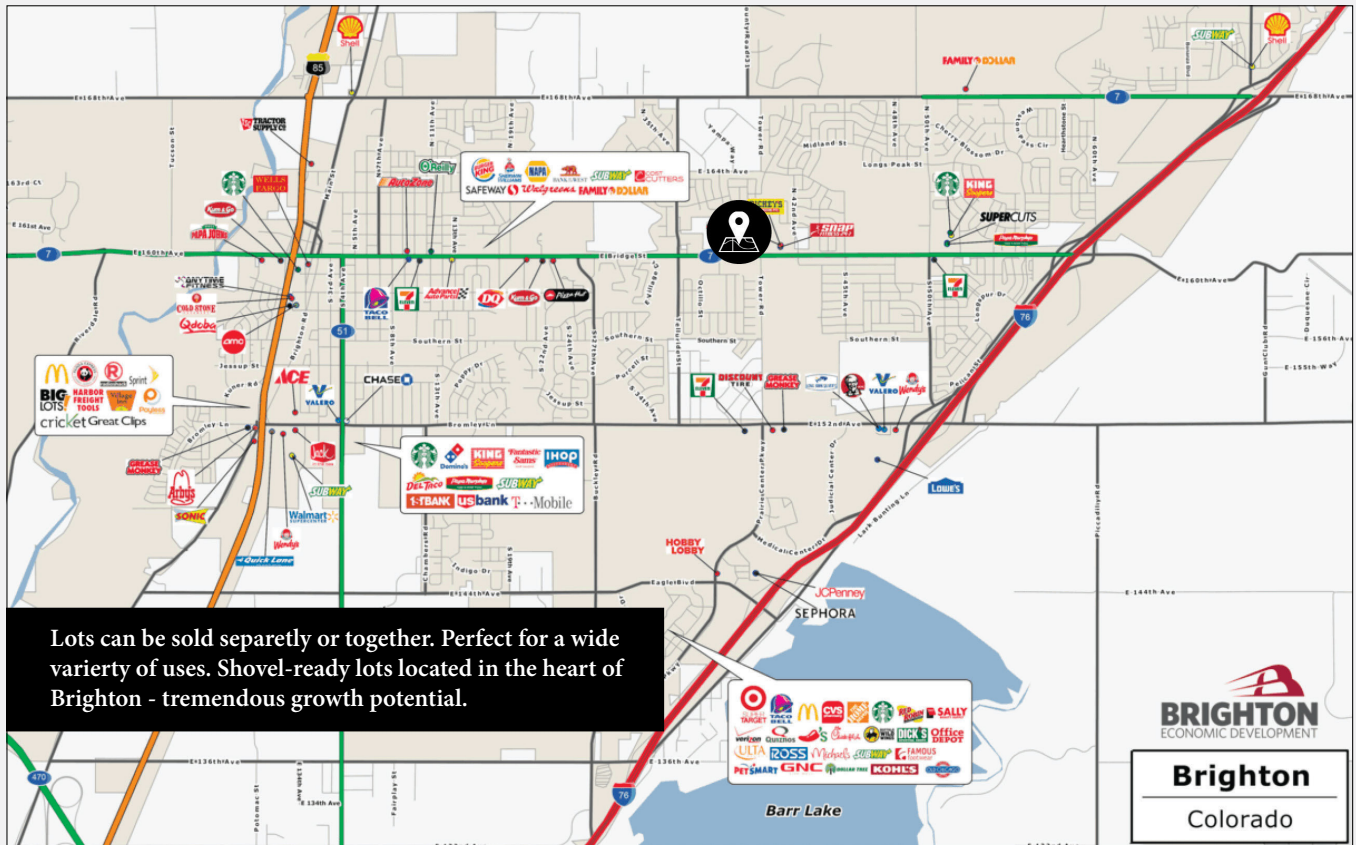
HOUSEHOLDS

	2 MILES	5 MILES	10 MILES
2020 Total Households	9,385	18,558	55,520
HH Growth 2020-2025	1.5%	1.7%	1.7%
Median Household Income	\$101,291	\$93,814	\$109,258

PRICE INFORMATION

LOT 1	LOT 2	LOT 3	LOT 4
\$225,000	\$207,000	\$207,000	\$261,000
R0167183	R0167184	R0167185	R0167186
.90 ACRES	.80 ACRES	.79 ACRES	1.58 ACRES

NEARBY BUSINESSES



ZONING DESCRIPTIONS

**LOT 1 / RESIDENTIAL-3 LOTS
2-4 / COMMERCIAL OFFICE**

Senior Living / Retail / Medical / Dental / Public Safety /
Museum / Office / Group Home / Indoor Recreation &
Entertainment / Service / Wireless Communications



If you have any further questions or would like to learn more, **please contact me today!**

Jessica Smith

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