

78 ACRES OF MIXED USE LAND AVAILABLE

FOR SALE



NEW PRICE!!!

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SH

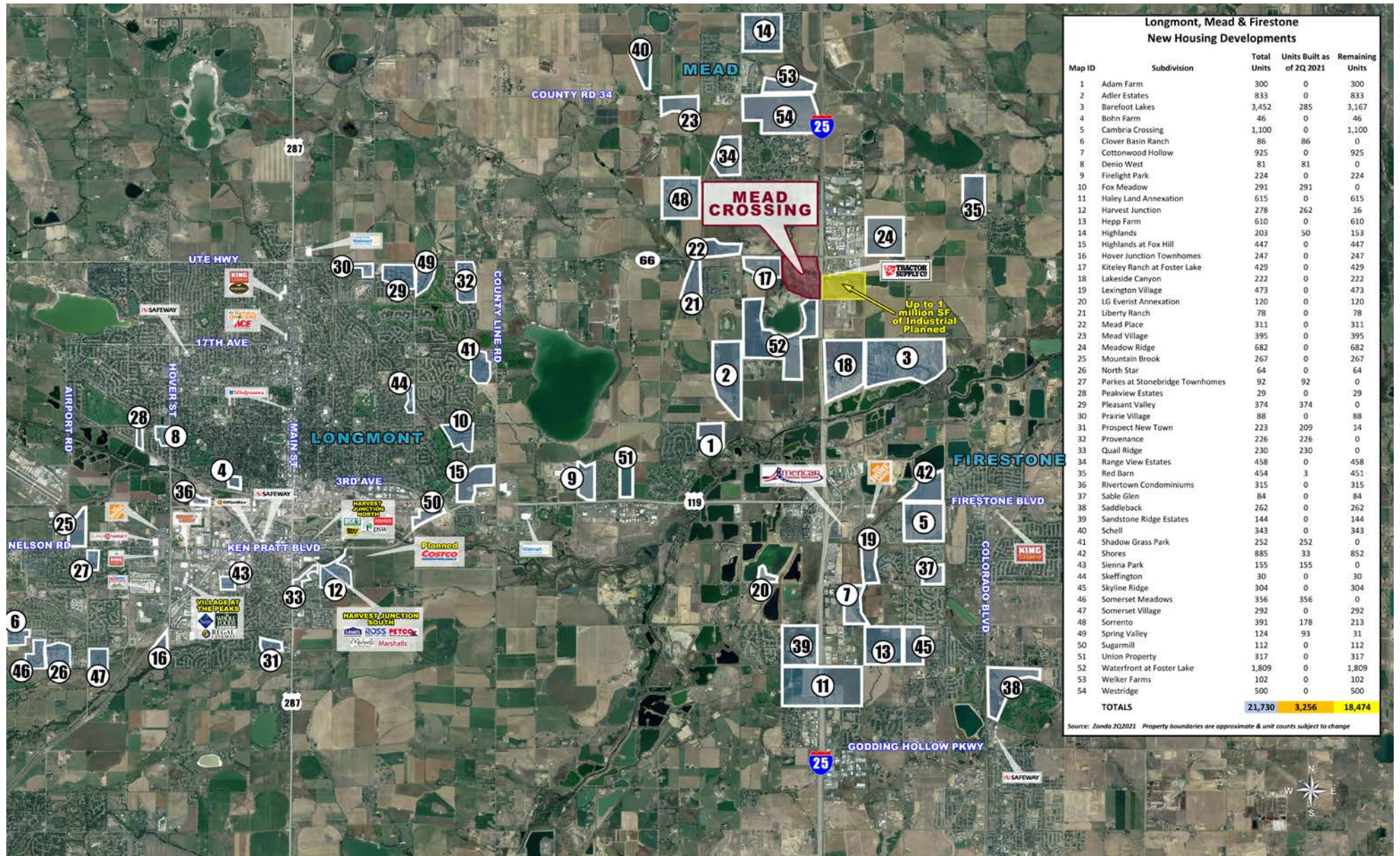
SITE PLAN

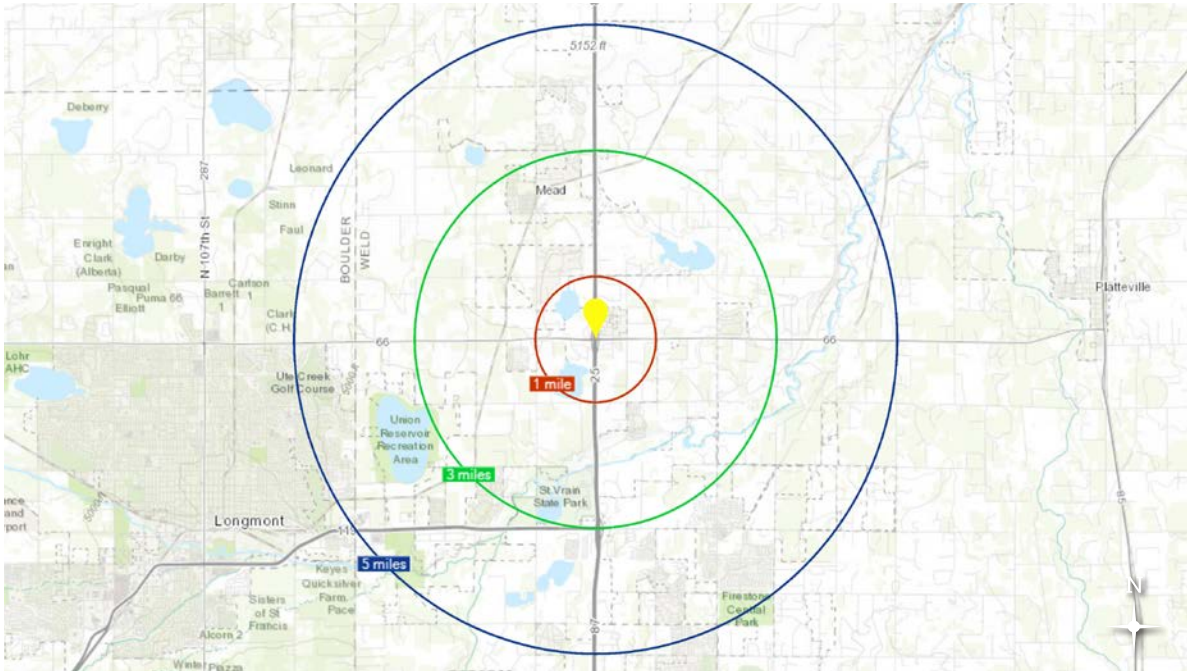
Highway 66 & I-25 Mead, Colorado



TRADE AREA

Highway 66 & I-25 Mead, Colorado





MAP IMAGE COURTESY OF ESRI 2022

TRAFFIC COUNTS

LOCATION	CARS/ DAY
I-25 SOUTH OF HWY 66	91,000
I-25 NORTH OF HWY 66	84,000
HWY 66 WEST OF I-25	19,000
HWY 66 EAST OF I-25	19,000

SOURCE: CDOT 2022

DEMOGRAPHICS | COMPARISON SUMMARY

CATEGORIES	1 MILE	3 MILES	5 MILES	10 MILES
ESTIMATED POPULATION	113	9,587	39,656	182,791
PROJECTED POPULATION IN 2029	156	11,666	43,496	202,841
AVERAGE HOUSEHOLD INCOME	\$158,643	\$151,064	\$150,235	\$134,601
DAYTIME POPULATION (EMPLOYEES)	2,081	4,045	10,499	63,029

SOURCE: ESRI 2024