

EXTREMELY RARE COMMERCIAL DEVELOPMENT OPPORTUNITY AT I-70 INTERCHANGE IN BENNETT, CO

1.8 ACRES-2.53 ACRES AVAILABLE
NE Quadrant of I-70 and 1st St. Bennett, CO



navpoint
REAL ESTATE GROUP



MIKE QUINLAN *Principal*
mike.quinlan@navpointre.com
p: 303.726.4730



BRENT HAM *Senior Associate*
brent.ham@navpointre.com
p: 303.513.8189

EXECUTIVE SUMMARY

NavPoint Real Estate Group is pleased to present a 1.8 acres-2.53 acres commercial development parcel located at the northeast quadrant of I-70 and 1st Street in Bennett, Colorado. These strategically positioned parcels offers excellent visibility and access along the I-70 corridor, with traffic counts exceeding 25,000 vehicles per day. The site benefits from convenient access to I-70 and 1st Street and is positioned to serve both the growing local community and interstate traffic.

Property Highlights

- Extremely rare I-70 interchange development land in Bennett, CO
- Prime visibility from I-70
- Dense residential developing nearby
- Directly adjacent to new QuikTrip

Deed Restrictions

Convenience store and motor fuels sales prohibited. Additional restrictions may apply on a site specific basis. Call for details.



PROPERTY OVERVIEW

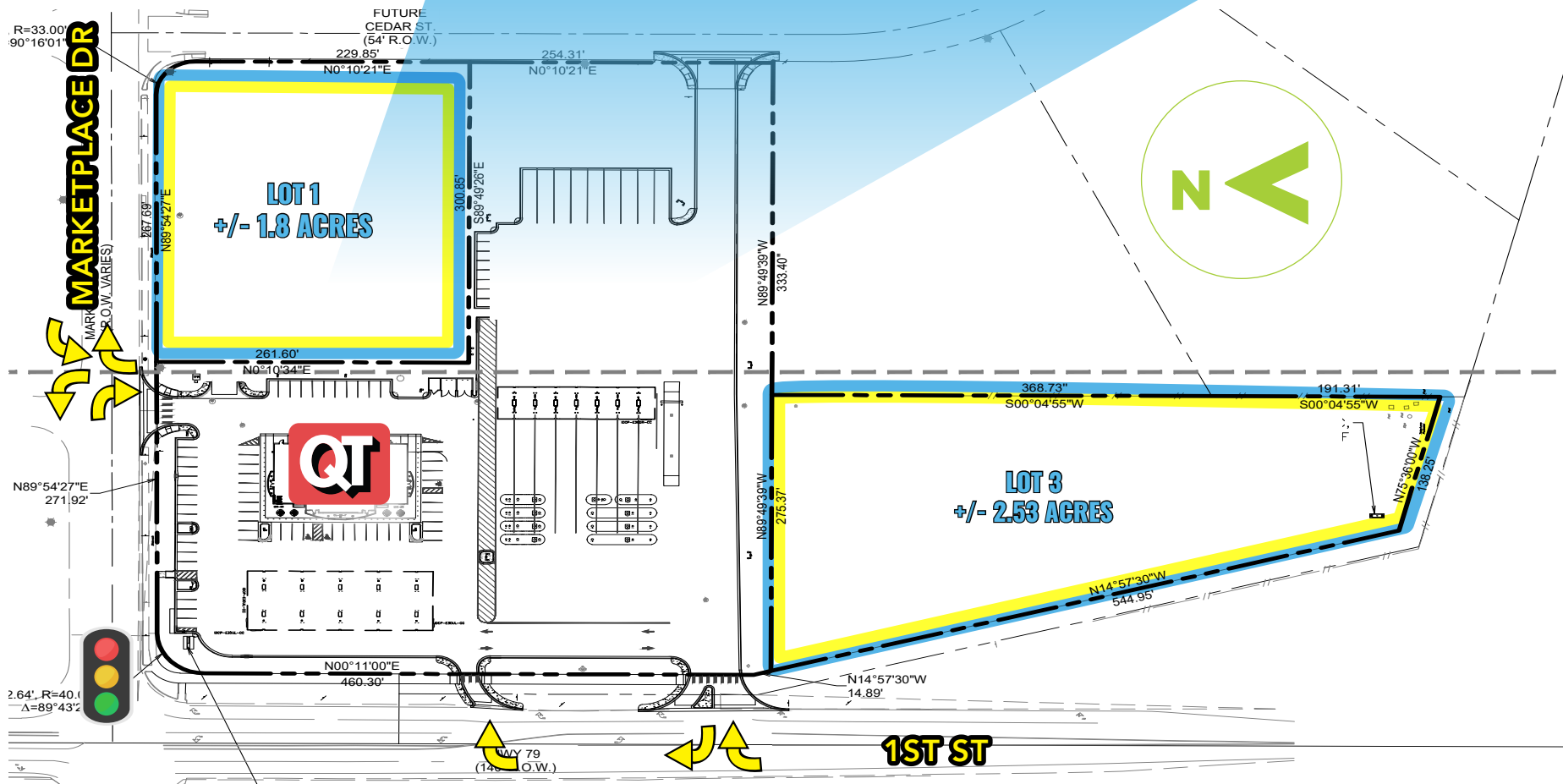
\$ PURCHASE PRICE
CONTACT BROKER

↖ ↗ TOTAL PARCEL SIZE
LOT 1: 1.8 ACRES
LOT 2: 2.53 ACRES

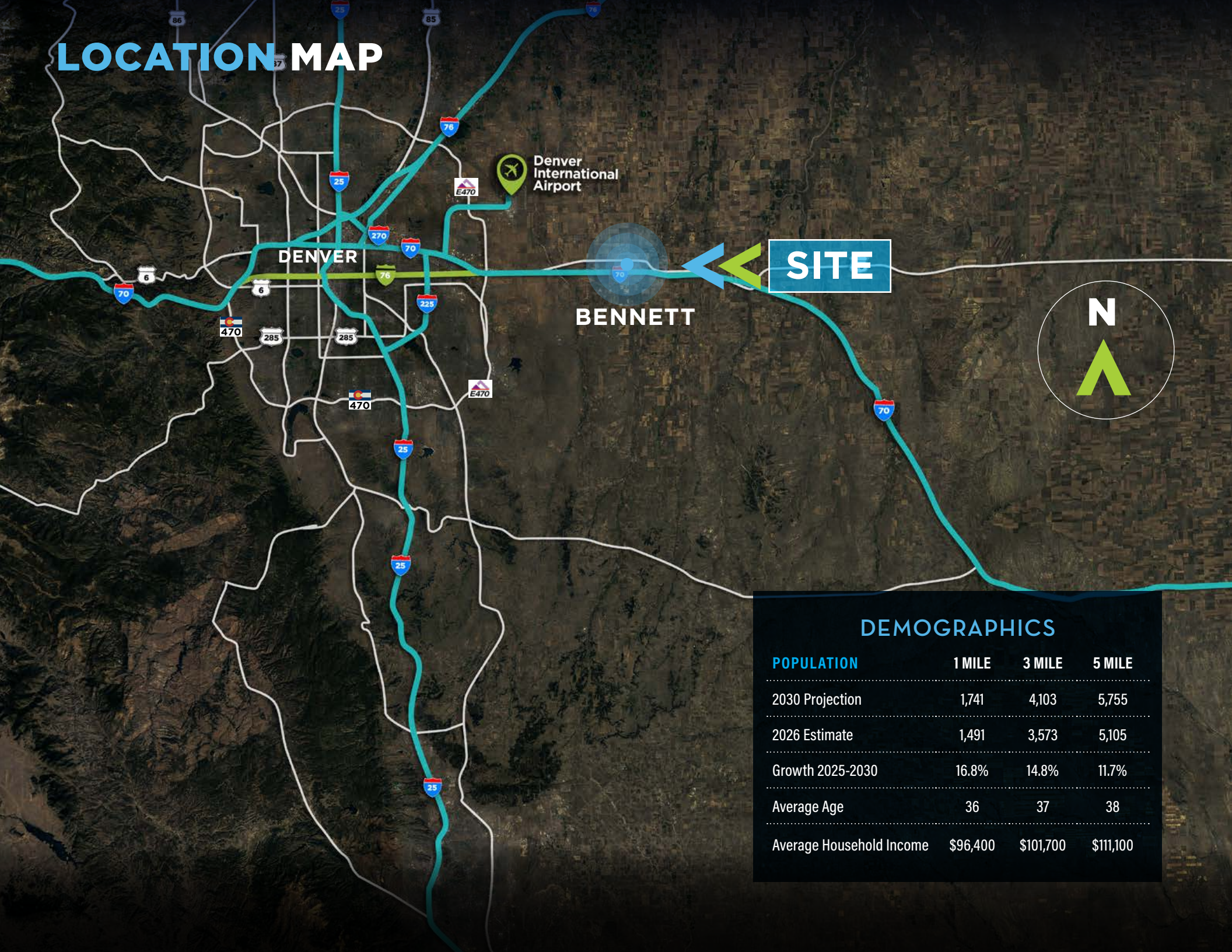
📍 ZONING
PD



SITE PLAN



LOCATION MAP



SITE

BENNETT



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	1,741	4,103	5,755
2026 Estimate	1,491	3,573	5,105
Growth 2025-2030	16.8%	14.8%	11.7%
Average Age	36	37	38
Average Household Income	\$96,400	\$101,700	\$111,100

AREA RETAIL



PROPERTY PHOTOS



ABOUT NAVPOINT

NavPoint Real Estate Group is a comprehensive commercial real estate services firm based in Colorado. Our firm specializes in acquisitions, dispositions and leasing across all product types throughout Colorado and the Western United States. Our spectrum of services allows us to successfully address even the most challenging real estate needs. Our core services include:



Our Mission — At NavPoint Real Estate Group, we strive to exceed the expectations of our clients by providing a clear route to success in every real estate transaction. We put people above profits and allow this philosophy to shape our success.

We are a boutique, Colorado-based firm but our resources and expertise are on par with any national organization. Our size allows us to be nimble, hands-on and attuned to the needs of our individual clients. We provide a level of attention only a privately-owned firm can offer. Our team has completed over 1,630 transactions and is currently involved in the exclusive brokerage of well over 2,000,000 SF of commercial real estate.

NEARLY
\$2B
IN CLOSED TRANSACTIONS
Since 2011

EXTREMELY RARE COMMERCIAL DEVELOPMENT OPPORTUNITY AT I-70 INTERCHANGE IN BENNETT, CO

1.8 ACRES-2.53 ACRES AVAILABLE
NE Quadrant of I-70 and 1st St. Bennett, CO



navpoint
REAL ESTATE GROUP



MIKE QUINLAN *Principal*
mike.quinlan@navpointre.com
p: 303.726.4730



BRENT HAM *Senior Associate*
brent.ham@navpointre.com
p: 303.513.8189