Global Listings™ | The World's Property Search Starts Here

RESIDENTIAL LAND FOR SALE
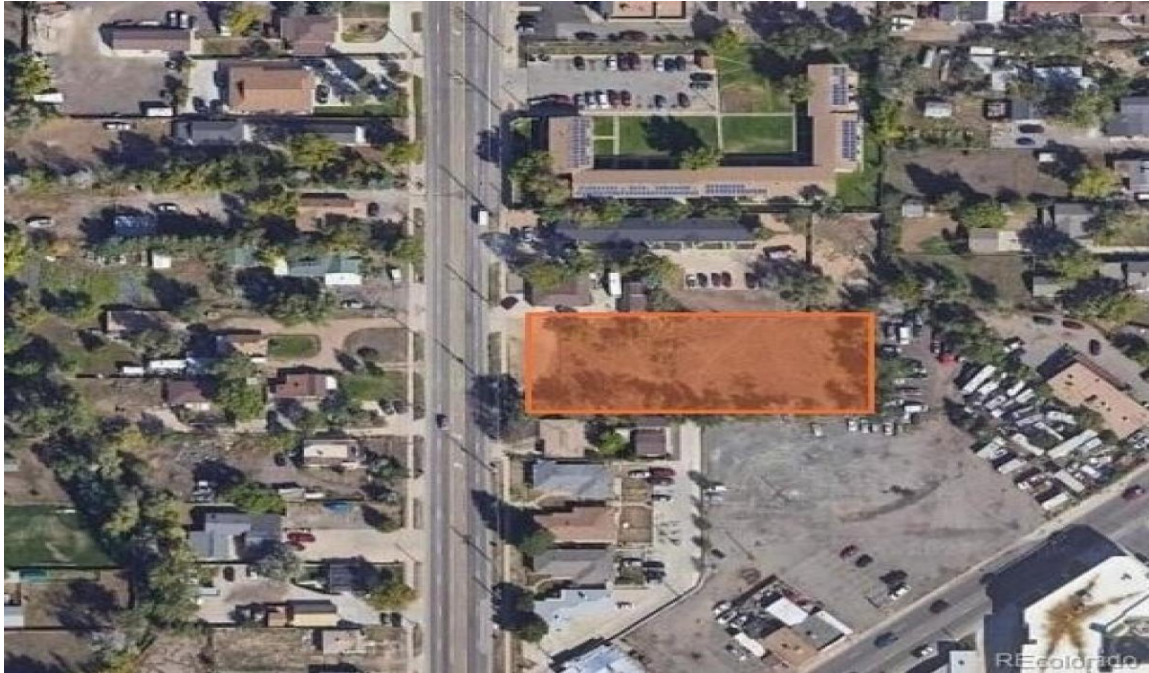
990 S Sheridan Blvd
Denver, Colorado
United States

Asking Price
$900,000

Parcel Size	**0**	Date Listed	**07/16/2024**
		Listing ID	**GL-1727036433**

Listed by: **Realtyww Info**

For more information, visit:
https://www.globallistings.com/11926626

Overview

Capstone Companies proudly presents a premier development opportunity in Denvers thriving Westwood neighborhood: a 34,070 sq ft parcel at the corner of Morrison Road and S Sheridan Blvd, recently upzoned and eligible for Low-Income Housing Tax Credits (LIHTC). With feasibility supporting up to 50 multifamily units, on-site utilities, and potential for increased density via adjacent property acquisition, this site is primed for a lucrative multifamily project. Ideal for local investors, this property combines prime location benefits, significant tax incentives, and development ready status to deliver a compelling investment prospect. Upzoned Property: 990 S Sheridan is already approved for higher density, allowing for efficient utilization of the land for multifamily development. Development Potential: A recent feasibility study concluded that the parcel can support up to 50 multifamily units. Current density limitations (primarily due to parking requirements) could be mitigated by acquiring the adjacent property at 982 S Sheridan, potentially enhancing the development's scope and profitability. Dynamic Neighborhood: The parcel is situated in the Westwood neighborhood, a rapidly developing area southwest of Downtown Denver. Its proximity to downtown amenities and employment centers, combined with the increasing demand for multifamily housing, enhances the propertys appeal to potential residents. Qualified Census Tract: This properties

eligibility for LIHTC provides significant tax benefits and financial incentives. Utilities On-Site: Ready for development with all essential utilities available and no existing structures on the site.

For more details:

Listed by: Adam Riddle

Contact   **Email**   **Phone**

eligibility for LIHTC provides significant tax benefits and financial incentives. Utilities On-Site: Ready for development with all essential utilities available and no existing structures on the site.

For more details:

Listed by: Adam Riddle