

5107-5135 EMERSON ST

DENVER, COLORADO

Gruber Commercial Real Estate, Inc | 209 Kalamath Street #9, Denver, CO 80223 | Tel: 720-490-1442



CENTRAL INFILL DEVELOPMENT SITE FOR SALE

Adjoining National Western Redevelopment
and Heller Open Space & Park

SITE SIZE: 50,500/SF (5 SITES TOTAL)

PROPERTY HIGHLIGHTS

- Large Land assemblage facing into Heller Open Space & Park
- On 51st which now has a new bridge over Platte River into the National Western Complex
- Large rectangular site
- Easy Access to Downtown Denver
- Easy access to I-70/I-25
- Walking distance to the Platte River
- Walking distance to National Western Stock Show Complex

PRICE:
PLEASE CONTACT
BROKER

Russell Gruber

Industrial Specialist / Owner

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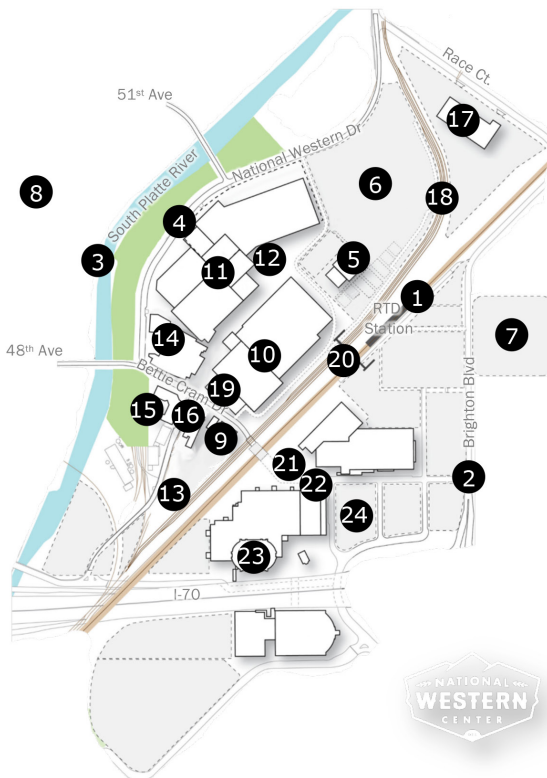
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PROPERTY DETAILS

- **All property address included in sale:**
5107, 5111, 5115, 5117, and 5135 Emerson Street
- **City/County:**
Denver/Denver
- **Zoning:**
Currently I-A
- **Property Taxes (2021):**
\$23,710.72

View facing into Heller Open Space & Park



National Western Stock Show Complex Campus Plan

1. RTD Transit Station
2. Brighton Blvd. - 47th to Race Ct.
3. South Platte Riverfront
4. New National Western Drive
5. Stockyards Event Center
6. The Yards Multi-Use Space
7. Campus-related transit-oriented development (TOD)
8. New Bridges Near 48th & 51st Aves
9. The Exchange Building
10. Livestock Center
11. Equestrian Center
12. Armour Admin Building
13. District energy system's central utility plant (CUP)
14. CSU Spur: Vida (health)
15. CSU Spur: Hydro (water)
16. CSU Spur: Terra (food)
17. Maintenance & Operations Facility
18. DRIR Rail Corridor
19. WSSA Legacy Building HQ
20. Pedestrian Bridge
21. Arena
22. Expo Hall
23. 1909 Public Market
24. Supporting Development

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