



**Benson Ag Land Realty**  
**Presents**  
**Development Property Lots**



**Cottonwood & Chestnut St, Julesburg**

**\$430,000**

**A**n unmatched opportunity north of the school campus, opened Fall 2023, for the new Cottonwood Street residential building sites offered on the west side of Julesburg. Seventeen residential building sites for sale of 14,000 (9) or 10,500 (8) square feet each. In addition, there are six parcels for lease near the school campus of various sizes (see table on page 2). Town utilities, curb, and gutter to the property line on all lots facing Chestnut Street; Cottonwood Street lots have water/sewer and electric to the property line. Be the first to purchase your choice of building sites or make an offer on combos! **Have a development idea? The sale price to purchase all sites and lots as a complete package is \$430,000.**

FOR PERSONAL SHOWING CALL

Mike Benson

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NOTICE TO PROSPECTIVE REAL ESTATE PURCHASER: Information contained herein is from sources we believe are reliable, but such information is not guaranteed or warranted. Benson Ag Land Realty LLC and Seller assume no responsibility for omissions, correction, withdrawals, or prior sales. The attached map, if any, is not intended as a survey and is for general location purposes only. Benson Ag Land Realty LLC is, or will be acting as Transaction Broker in any transaction, and will not be the agent of the Buyer.

IRES MLS # 987656 also shown on [Coloproperty.com](https://www.coloproperty.com), [Realtor.com](https://www.realtor.com), and other real estate sites

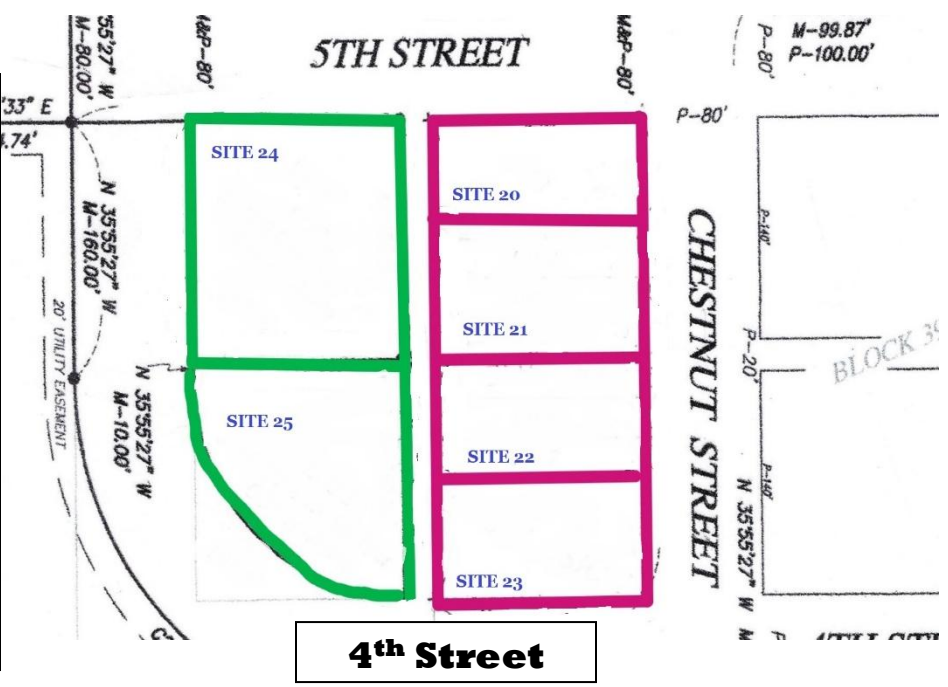
Site 1	14,000 sf	Campbell's Second Filing, Block 4, Lot 11	\$30,000
Site 2	14,000 sf	Campbell's Second Filing, Block 4, Lot 10	\$30,000
Site 3	14,000 sf	Campbell's Second Filing, Block 4, Lot 9	<b>SOLD</b>
Site 4	14,000 sf	Campbell's Second Filing, Block 5, Lot 11	\$30,000
Site 5	14,000 sf	Campbell's Second Filing, Block 5, Lot 10	\$30,000
Site 6	14,000 sf	Campbell's Second Filing, Block 5, Lot 9	\$30,000
Site 7	14,000 sf	Campbell's Second Filing, Block 6, Lot 11	\$30,000
Site 8	14,000 sf	Campbell's Second Filing, Block 6, Lot 10	\$30,000
Site 9	14,000 sf	Campbell's Second Filing, Block 6, Lot 9	\$30,000
Site 10	10,500 sf	Campbell's Second Filing, Block 4, Lot 1	\$27,500
Site 11	10,500 sf	Campbell's Second Filing, Block 4, Lots 2, 3, & 4	\$27,500
Site 12	10,500 sf	Campbell's Second Filing, Block 4, Lots 5, 6, & 7	\$27,500
Site 13	10,500 sf	Campbell's Second Filing, Block 4, Lot 8	\$27,500
Site 14	10,500 sf	Campbell's Second Filing, Block 5, Lot 1	\$27,500
Site 15	10,500 sf	Campbell's Second Filing, Block 5, Lots 2, 3, & 4	\$27,500
Site 16	10,500 sf	Campbell's Second Filing, Block 5, Lots 5, 6, & 7	\$27,500
Site 17	10,500 sf	Campbell's Second Filing, Block 5, Lot 8	\$27,500
Site 20	11,200 sf	Campbell's First Filing, Tracts 1 & 2	For Lease
Site 21	9,800 sf	Campbell's First Filing, Tract 3	For Lease
Site 22	10,500 sf	Campbell's First Filing, Tract 4	For Lease
Site 23	10,500 sf	Campbell's First Filing, Tract 5	For Lease
Site 24	21,000 sf	Campbell's Third Filing, Lot 2	For Lease
Site 25	~16,794 sf	Campbell's Third Filing, Lot 3	For Lease

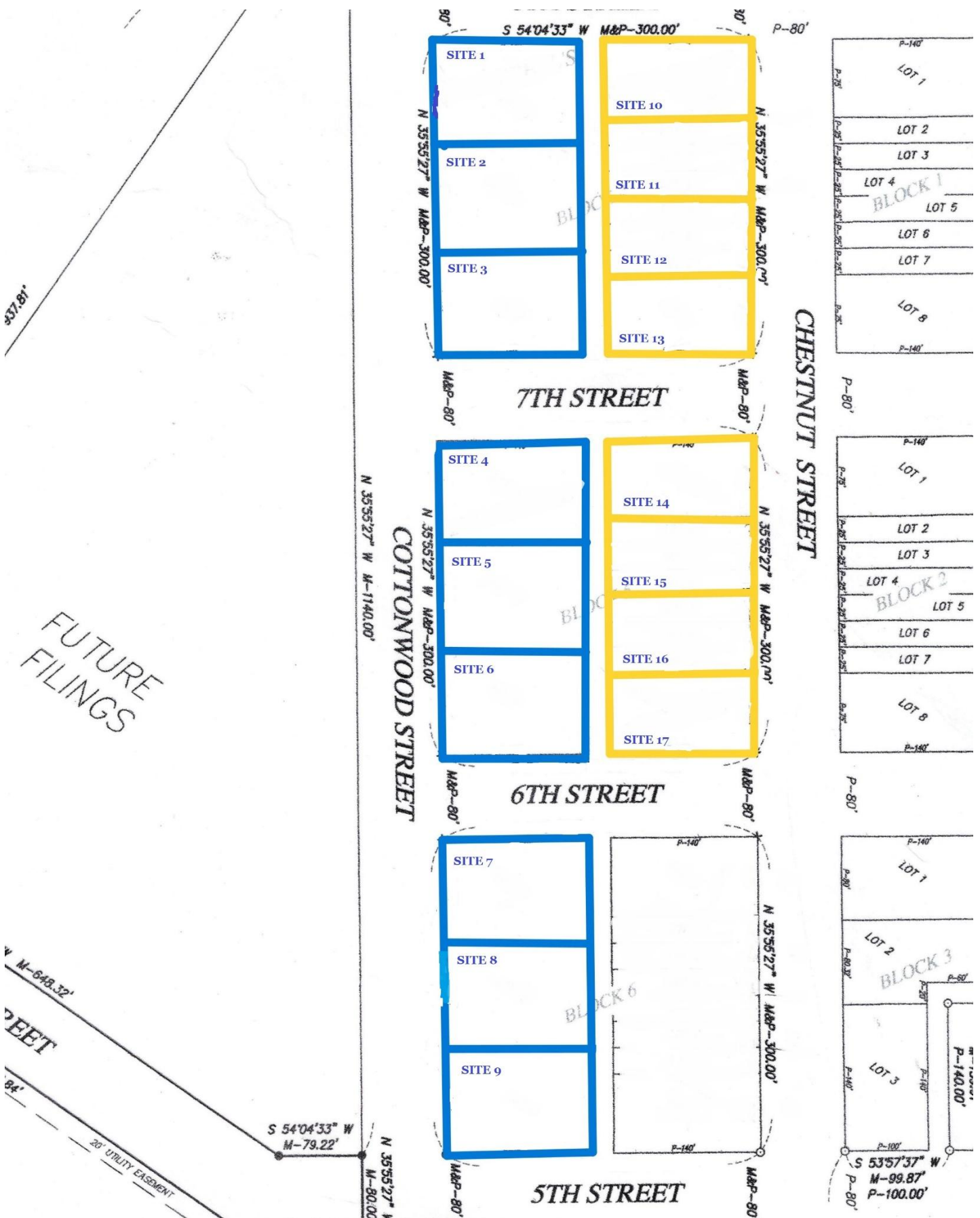
Sites 1-17 are zoned Residential A-1. Sites 20-25 are zoned Residential A currently.

Map of the Campbell's Addition 3<sup>rd</sup> Filing showing Building Sites 20 – 25 between Chestnut and Cottonwood Streets.

These building sites are available for lease terms negotiated with the owner's representative.

All six sites currently zoned Residential A.





FUTURE  
FILINGS