



## Benson Ag Land Realty Presents

I-76/US 385 Property Lots



**Robert Jenkins Commerce Center** 

**O**ffering 3 commercial lots just off I-76 at the Julesburg interchange near the new Cobblestone hotel, and adjacent to the south bank of the South Platte River. Lot 1 at the north end of Robert Jenkins Street has 3.53 acres ready for development. Lot 2 has 7.46 acres and sits north of the Platte Valley Inn. Both lots 1 and 2 have frontage on US Highway 385. Lot 4 has 13.64 acres and sits on the west side of Robert Jenkins Street, across from the Colorado Welcome Center. River views on Lot 1 and Lot 4.

 Lot 1
 \$1.50 per square foot
 \$230,650

 Lot 2
 \$1.50 per square foot
 \$487,436

 Lot 4
 \$1.00 per square foot
 \$594,158

FOR PERSONAL SHOWING CALL

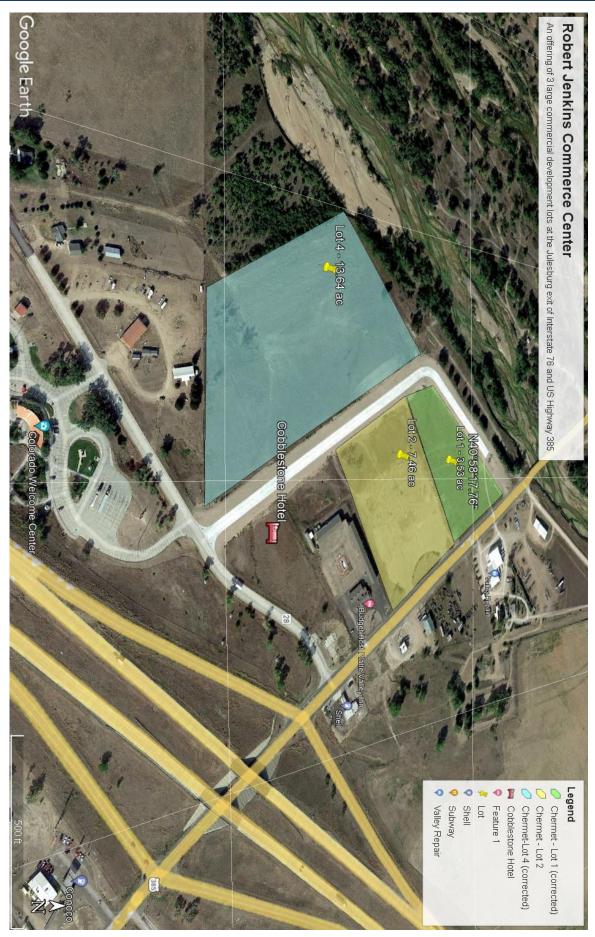
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web; www.benson-realty.com; e-mail: <a href="mbenson@kci.net">mbenson@kci.net</a> Also available on Realtor.com, Coloproperty.com, Trulia & Zillow NOTICE TO PROSPECTIVE REAL ESTATE PURCHASER: Information contained herein is from sources we believe 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.

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