



**Benson Ag Land Realty**  
**Presents**  
**I-76/US 385 Property Lots**



**\$1,313,000**



**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.

<b>Lot 1</b>	<b>\$1.50 per square foot</b>	<b>\$230,650</b>
<b>Lot 2</b>	<b>\$1.50 per square foot</b>	<b>\$487,436</b>
<b>Lot 4</b>	<b>\$1.00 per square foot</b>	<b>\$594,158</b>

FOR PERSONAL SHOWING CALL  
 Mike Benson

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IRES MLS # 1010226 also shown on [Coloproperty.com](http://Coloproperty.com), [Realtor.com](http://Realtor.com), and other real estate sites

# Robert Jenkins Commerce Center

An offering of 3 large commercial development lots at the Julesburg ext of Interstate 76 and US Highway 385



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