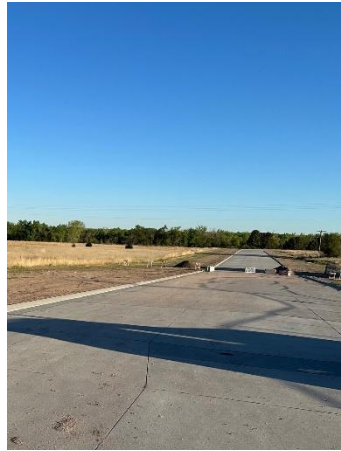




**Benson Ag Land Realty
Presents
I-76/US 385 Property Lots**



\$1,313,000



Robert Jenkins Commerce Center

Offering 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	2024 Taxes - \$116.14
Lot 2	\$1.50 per square foot	\$487,436	2024 Taxes - \$840.80
Lot 4	\$1.00 per square foot	\$594,158	2024 Taxes - \$2,342.38

FOR PERSONAL SHOWING CALL
Mike Benson

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Office: (970) 474-2000 Mike's cell: (970) 520-1778

web: www.benson-realty.com; e-mail: mbenson@kci.net Also available on Realtor.com, Coloproperty.com, [Trulia](http://Trulia.com) & [Zillow](http://Zillow.com)

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IRES MLS # 1010226 also shown on Coloproperty.com, Realtor.com, and other real estate sites

Robert Jenkins Commerce Center, Julesburg CO

3 lots of commercial property near the new Cobblestone Hotel



Google Earth
Image © 2024 Airbus

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