

# Pheasant Ridge Filings 8 & 9 Land

## Brighton, Colorado 80601

- **Southwest corner of Bridge Street and new Tower Road**
- **Existing zoning: 10 acres commercial, 9 acres multi-family, and 73 single family lots.**
- **Offering bulk sale, sale of each use type, or retail pad sale (ask for retail pad info).**

### Demographics

	1 mile	3 mile	5 mile
Population	3,643	25,489	39,637
Avg HseHd Income	\$72,525	\$63,904	\$62,674
Employees	438	9,204	12,444
Businesses	45	809	1,099

2007 Allocate data

### Traffic counts

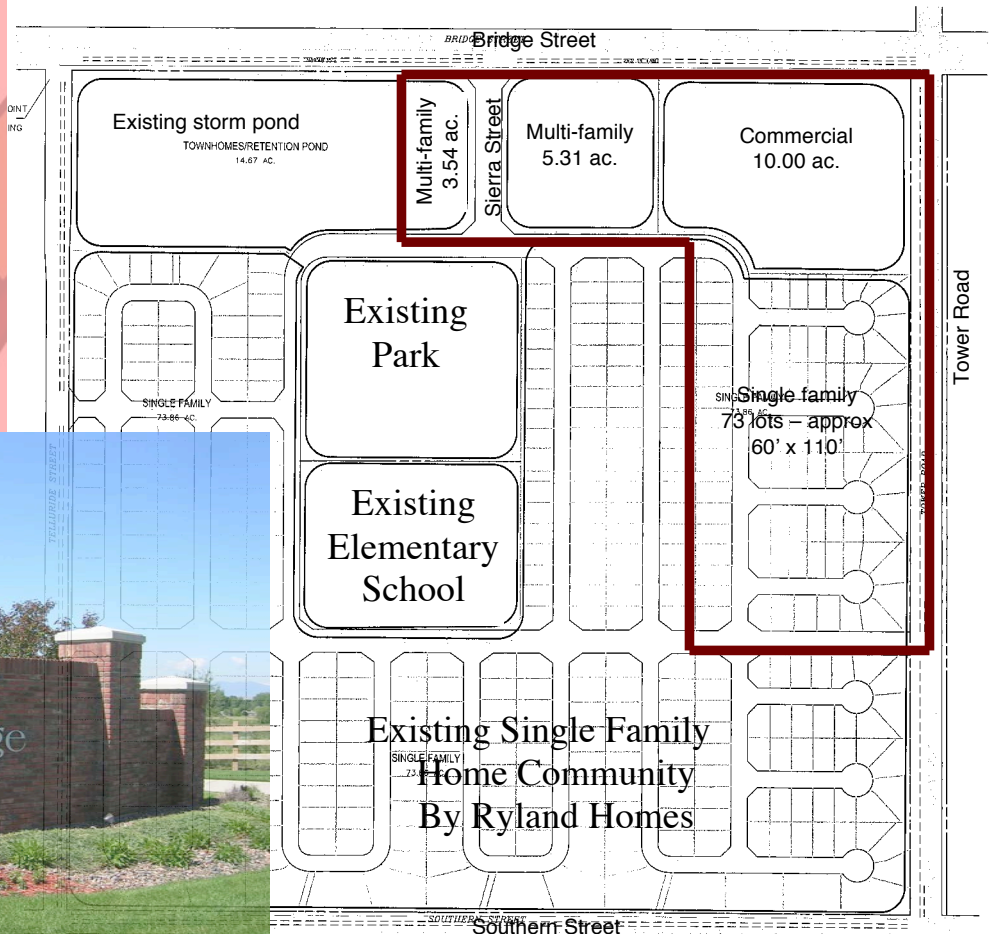
Bridge Street at Tower - 10,700 in 2010 and 27,300 in 2028

Tower Road at Bridge - Projected to be 9,000 in 2028

Aldridge Transportation Consult. Sept. 2008

**Commercial Access** – planned traffic signal at Tower and Bridge, another signal 600' south from corner on Tower, and potentially another signal along Bridge at Commercial land.

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