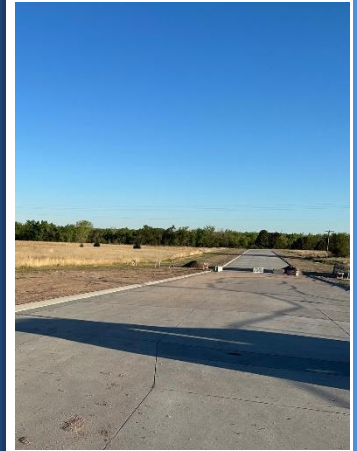




Benson Ag Land Realty
Presents
I-76/US 385 Property Lots

\$825,000



Robert Jenkins Commerce Center

Offering 2 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	Under Contract	2024 Taxes - \$840.80
Lot 4	\$1.00 per square foot	\$594,158	2024 Taxes - \$2,342.38

FOR PERSONAL SHOWING CALL
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