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## I-76 Frontage Road-Commercial Property

**\$825,000**



### Property Overview

Property	The property consists of 151 +/- acres situated along Interstate 76 in Brush, CO. The property is bordered by Hospital Road on the west, County Road T on the north and County Road 27.5 on the east, all of which are paved. There is an exit off Interstate 76 onto Hospital Road.
Location	This tract of land is roughly one hour east of Denver on Interstate 76. The vehicle count is +/- 20,000/day. This is an excellent location for equipment dealers, truck stop, service center, oil field services, retail, restaurants and other businesses that need high visibility with great access.
Additional	<p>*The sale includes one 900 sq. ft. home/office and two sheds. There is a preliminary plat available. Electric and gas are on site and there is a Morgan County Quality Water tap.</p> <p>*Quality Water has a 2" line at Rd T and Rd 27. City of Brush has a 10" water main on the Southwest corner of the property.</p>



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