

AREA GROWTH AT A GLANCE



Total units under construction: 4,056
 Total units zoned: 4,494*
 Total units proposed: 510

1. Willow Bend – 539 SFDU (under construction)
2. Lewis Pointe – 373 SFDU (under construction)
3. Holly Hills Estates – 316 SFDU (under construction)
4. Parterre – 1,960 MF Units, 2,184 SFDU (zoned)
5. Heritage Todd Creek – 1,290 SFDU (under construction)
6. Homestead Hills Retail Development (zoned)
7. Quebec Highlands – 198 SFDU (under construction)
8. Merritt Ranch – 290 SFDU (zoned)
9. Amber Creek King Soopers (proposed)
10. Amber Creek – 102 SFDU (proposed)
11. Amber Creek – 341 SFDU (under construction)
12. Meritage Homes – 408 SF & MFDU (proposed)
13. Timberleaf – 258 SFDU (under construction)
14. Proposed Middle School
15. Riverdale Park Townhomes – 252 SFD (under construction)
16. Villages at Riverdale – 60 SFDU (zoned)
17. GlenEagle Estates – 63 SFDU (under construction)
18. Creekside Village – 258 SFDU (under construction)
19. Thornton Riverdale Ranch – 168 SFDU (under construction)



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25 ACRES LAND FOR SALE

NEC 136th Ave. & Quebec St.
 THORNTON, CO 80602

In one of the fastest growing areas in Metro Denver!

Over 4,000 homes under construction in the immediate area



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**25 ACRES
AVAILABLE**



**NEC 136th Ave. & Quebec St.
THORNTON, CO 80602**

Quebec St.

**PARCEL B
747,928 (SQ. FT.)
17.170 ACRES**

**PARCEL A
357,132 (SQ. FT.)
8.199 ACRES**

136th Ave.



PROPERTY INFORMATION

Price: Contact Broker

HIGHLIGHTS

- » King Soopers Coming Soon to Opposite Corner
- » Located in high growth area
- » Over 8k units being developed within a 3 mile radius—an increase of 15% of the total population
- » New exit off E-470 and Quebec now open
- » High household incomes

DEMOGRAPHICS



TOTAL POPULATION

1 Mile	5,515
3 Miles	56,311
5 Miles	137,671



TOTAL DAYTIME POPULATION

1 Mile	3,114
3 Miles	31,131
5 Miles	92,102



AVERAGE HOUSEHOLD INCOME

1 Mile	\$117,905
3 Miles	\$114,556
5 Miles	\$102,550

Source: ESRI 2019 Estimates