

39+ ACRES WITH EXCELLENT I-76 VISIBILITY

FOR SALE

11535 Potomac St., Brighton, CO 80606



PROPERTY DESCRIPTION

39.94 Acres

\$3,500,000.00 (\$2.00/SF)

PROPERTY HIGHLIGHTS

- 40 +/- acres with easy access to I-76
- 3,100 feet of frontage on I-76
- Unincorporated Adams County planned for future Mixed Use Commercial in Commerce City
- Located in the Adams County Enterprise Zone
- Water shares available - six paired shares Burlington-Wellington
- Less than 30 minutes to DIA

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2019 Total Population	1,412	35,225	61,733
2024 Population	1,483	38,241	6,895
Population Growth 2019 - 2024	5.03%	8.56%	8.36%
2019 Total Households	435	1,511	19,993
HH Growth	4.83%	8.50%	8.13%

* Demographics and Traffic Counts provided by CoStar

TRAFFIC COUNT

I-76 S of Sable Blvd.	38,000/vpd
I-76 SW of Peoria St.	29,200/vpd
Sable Blvd SW of Hwy 2	12,924/vpd

TOM KAUFMAN

303.669.8118

tkaufman@antonoff.com

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& CO. BROKERAGE INC.

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ADAMS COUNTY

As the second- fastest growing county in the Denver region with more than 500,000 residents, opportunity in Adams County and its communities is expanding like never before. Adams County is focusing on the future - proactively building infrastructure and training its next generation of workers.

Adams County is a population location for notable new commercial development, including Maxar Technologies, Inc., Denver Premium Outlets, and Gaylord Rockies Resort & Convention Center, all becoming part of the landscape within the past year. Much of the land surrounding Denver International Airport, the fifth-busiest airport in the U.S., is in Adams County. A regional aerotropolis concept is in the works, bringing a boon of commercial development to that corner of the county.

Adams County, Colorado is No. 1 for U.S. Job growth in 2019 - U.S. Census Bureau

Current population 511,469 with a 2025 projection of 585,105

MAJOR EMPLOYERS

UC Health, Children's Hospital Colorado, United Parcel Service, Amazon, Fed Ex, Sturgeon Electric, Shamrock Foods, SROriginals, Maxar and ADS Alliance Data Systems.

KEY INDUSTRIES

Aerospace, Aviation, Bio/Life Science, Food, Agribusiness & Beverage and, Manufacturing

Information provided by Adams County Economic Development - www.adcogov.org

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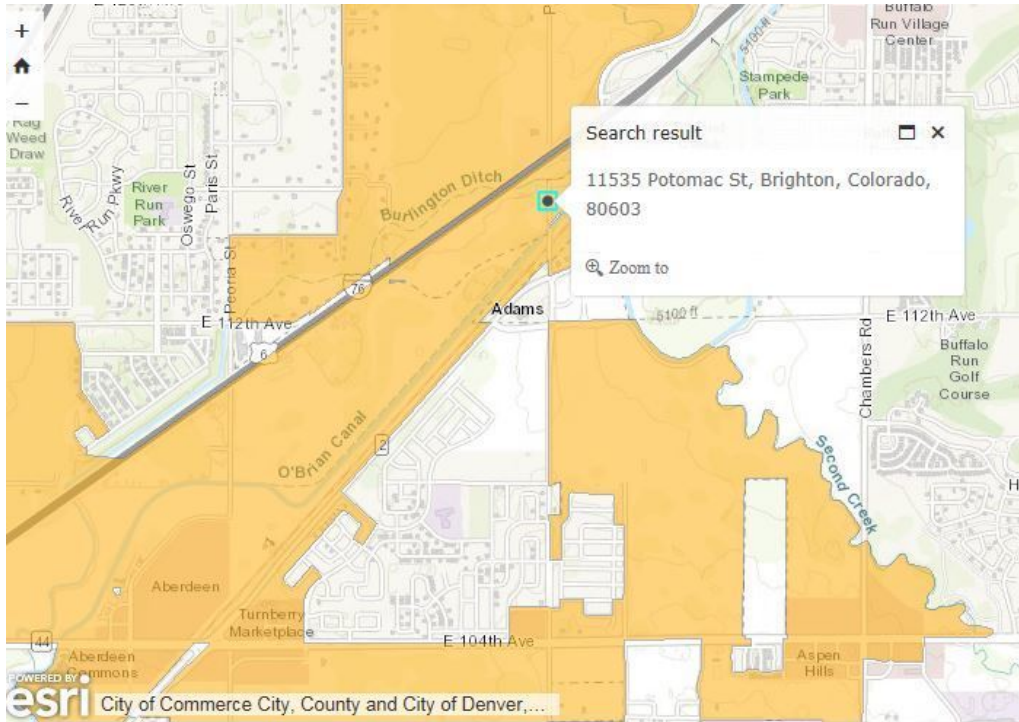
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ADAMS COUNTY ENTERPRISE ZONE - A PLATFORM FOR COMMUNITY DEVELOPMENT

The Colorado Enterprise Zone (EZ) Program is designed to promote a business-friendly environment in economically distressed areas by offering state income tax credits that incentivize businesses to locate and develop in, and non-profit organizations to assist with the needs of these communities.

Private-sector business activity encouraged by these income tax incentives brings job opportunities and capital investment to economically distressed areas. The private investment results in tax revenue for school districts, cities, counties and the state, outweighing the costs of the tax credits granted.

*Information provided by Adams County Economic Development

ENTERPRISE ZONE TAX CREDITS

for more information visit: <https://choosecolorado.com/doing-business/incentives-financing/ez/>

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