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OFFICE INDUSTRIAL RETAIL INVESTMENTS

4.951± Acre Thornton Development Property

11155 Birch Drive, Thornton, Colorado 80233



Boundaries shown as a visual reference only and may not be accurate. Consult broker for complete legal description.

This 4.951± Acre site is zoned SFA in Thornton, CO. Seller has met with city planning and has submitted an application for 54 townhomes. Access on 112th Avenue and Birch Street has been agreed to by Thornton and owner believes site plan will be approved. Property has three light rail stations nearby that will be opening late 2019. Margaret Carpenter Recreation Center and various retail amenities are nearby. Taxes are currently \$61,669.58 per year.

OFFERED AT: \$2,800,000 (\$12.98/SF / \$51,852 per unit)

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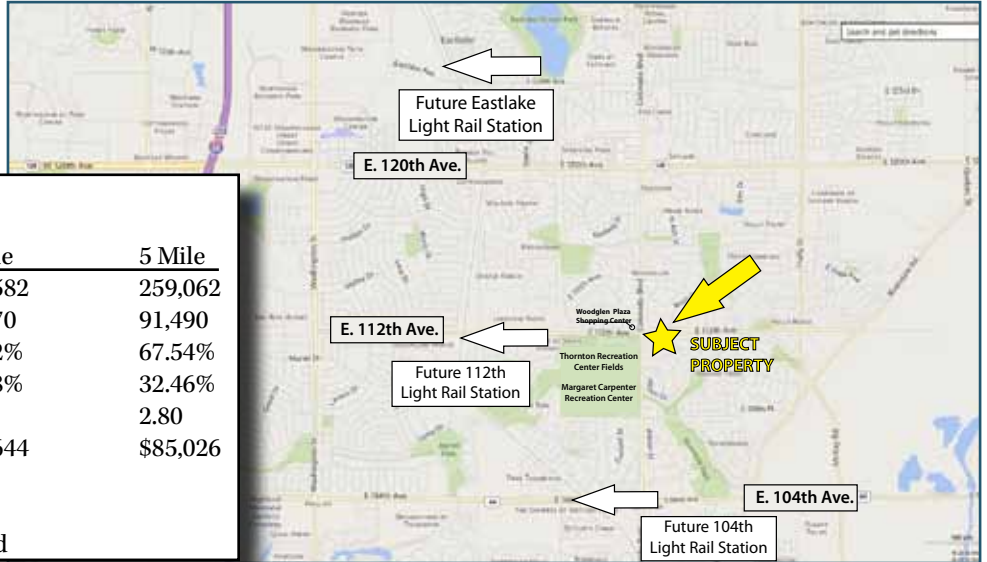
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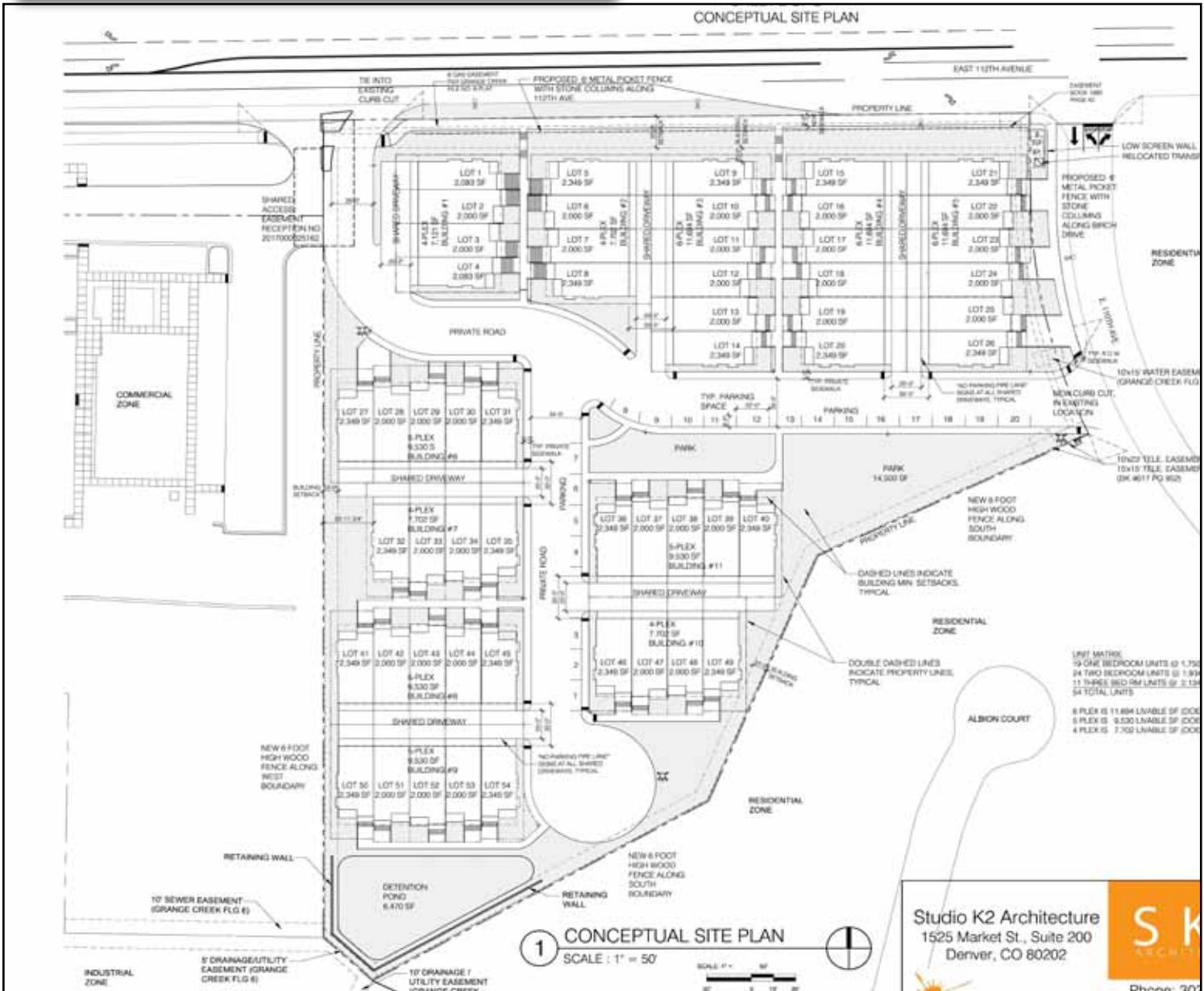


DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population:	17,829	124,582	259,062
Average HH:	6,083	44,270	91,490
Owner Occupied:	78.91%	67.52%	67.54%
Renter Occupied:	21.09%	32.48%	32.46%
Average HH Size:	2.90	2.80	2.80
Average HH Income:	\$93,380	\$86,644	\$85,026

Traffic Counts: (2016)

Colorado Blvd @ E. 112th Avenue: 26,323 vpd



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