



www.FullerRE.com

OFFICE INDUSTRIAL RETAIL INVESTMENTS

E 120th & Peoria Street
Brighton, CO 80640, Adams County

15.10 Acres
LAND FOR SALE



Boundaries shown are approximate locations. Consult broker for complete legal description

\$1,550,000

(\$102,649/Acre - \$2.36/SF)

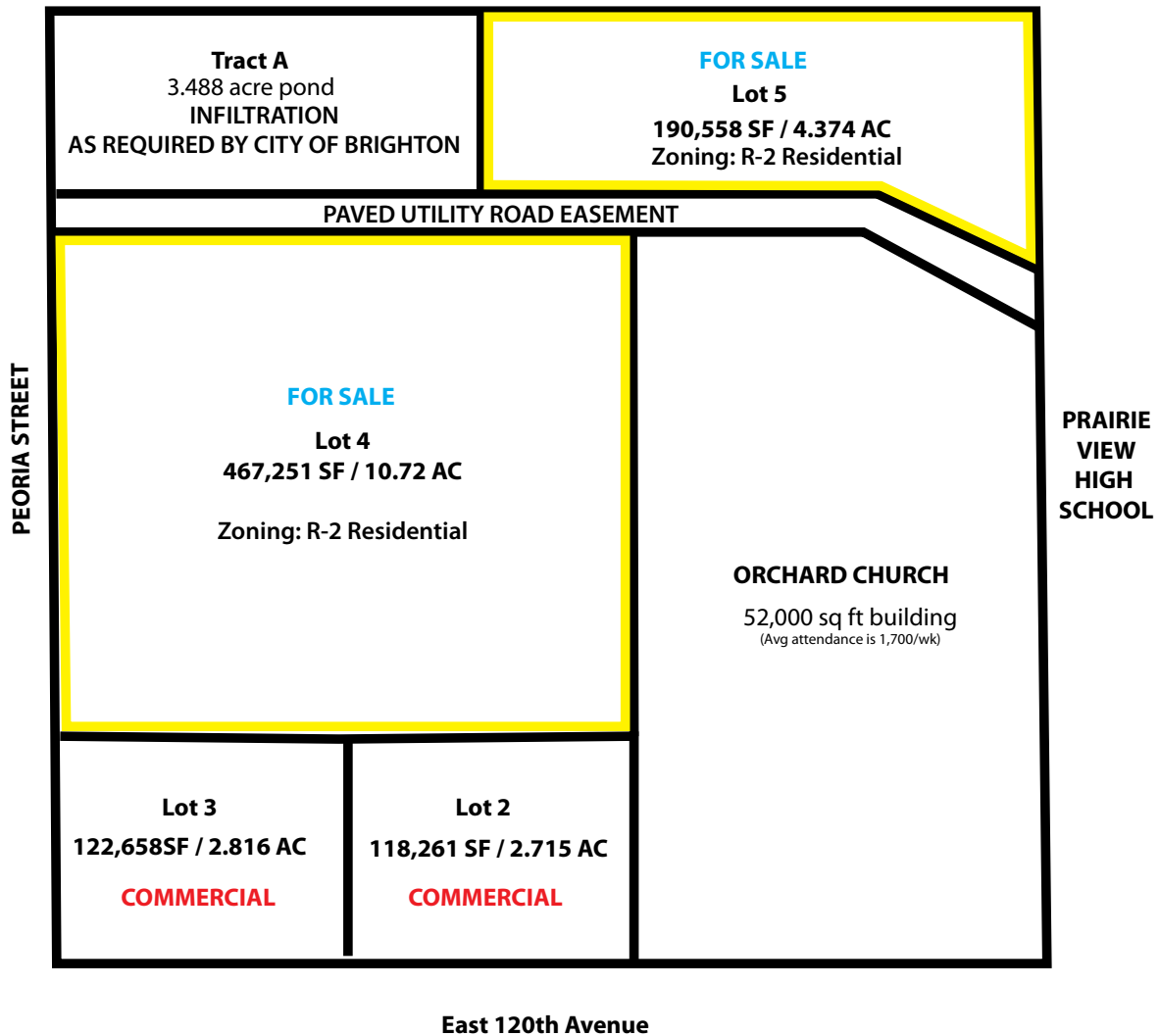


Bob Leino
(720) 287-5402
BLeino@FullerRE.com



Tanner Fanello
(720) 306-6022-
TFanello@FullerRE.com





DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2015 Population:	4,007	21,212	84,333
2015 Households:	1,252	6,909	28,026
Owner Occupied:	1,133 (90.50%)	5,979 (86.54%)	3,381 (83.43%)
HH Growth 2015-2020:	9.27%	9.84%	9.39%
Average Household Income:	\$93,677	\$98,342	\$96,325
Average Household Size:	3.20	3.10	3.0
Median Age:	32.70	33.30	33.80



SITE LOCATION:

- Stop light located on the corner of East 120th & Peoria Street
- Orchard Church has just completed building a 52,000± SF church on Lot 1.
- 1,700 regular attendees per week.
- Prairie View High School is located East, adjacent to Lot 1
- Prairie View Middle School is located East, adjacent to High School
- John W. Thimmig Elementary School is less than 1 mile to the south.
- Henderson Elementary School is less than 1 mile to the north.
- 16 miles to Downtown Denver
- 8 miles to DIA

PROPERTY INFORMATION:

- **Zoned R-2 Residential, is intended to accommodate single-family dwellings as well as two -to eight-family buildings.**
 - Minimum Area of Lot:
 - Single-Family dwelling: 7,000 SF
 - Two-to eight-family dwelling: 3,000 SF plus an additional 2,000 SF per unit.
 - Minimum Width of Lot:

- Single-family and duplex:	Interior lot: 65 Feet	Corner lot: 75 feet	
- Three-to eight-family dwelling:	Interior lot: 80 feet	Corner lot: 100 feet	
 - Minimum Building Setback:

	Front - 25 feet	Side - 7 feet	Rear - 25 feet
--	-----------------	---------------	----------------
- Available studies: soils report, traffic study, drainage study, and location of all utilities.
- Sewer located in 120th - 16" gravity.
- Water located in 120th - 12" & Peoria - 12"

HOUSING MARKET: Brighton, CO (Source: www.realtor.com), July 2017

- Median Listing Price - \$442,000
- Price Per Sq. Ft. - \$148
- Median Closing Price - \$390,000
- Median Days on Market - 30

TRAFFIC COUNT:

E. 120th Ave @ Racine 15,267 vpd - Traffic Study September 1, 2015
 US Highway 85 @ E 120th Ave - 33,374 vpd - CoStar 2014

COMMERCIAL INDUSTRIAL RETAIL INVESTMENTS

5300 DTC Pkwy., #100, Greenwood Village, CO 80111
 (303) 534-4822 • Fax (303) 534-9021 • (800) 754-0544

www.FullerRE.com