

FOR SALE | 20 Acre Development: in its entirety or in parcels East 112th Ave at Tower Road, Commerce City, Colorado 80640



DISCLAIMER: property designation only an approximation of size and location

COMMERCIAL ACREAGE AVAILABLE FOR SALE | A BRIEF SUMMARY

Total Land Area: 20 Acres | **For Purchase:** Entire Acreage or Select Parcels | **Entire 20 Acres:** \$3.00 psf (\$2,613,600)
Split into Separate Parcels for Sale / Price Range: \$2.27 psf - \$3.25 psf | **County:** Adams | **Submarket:** North Denver
Zoning: Mixed-Use Commercial (includes all retail uses, including big box anchors - please call for details)
Utilities: Landlord will bring utilities | **Roads:** Currently in planning stages for construction (see page 4 for details)



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East 112th Ave at Tower Road has recently opened its twenty acres of land for sale, either to be sold in its entirety or split into select parcels. As one of the fastest growing submarkets in the north Denver metropolitan area, this available land in Commerce City is already surrounded by explosive residential home development projects which have been and are still being constructed at breakneck speeds. So far, well-over 8,400 existing homes and condos with an additional 26,600 plus units are already approved for further development, and more are planned for the nearing future.

Being approximately 14 miles away from DIA and only a 25 minute drive to downtown Denver as well as the dense populations in the surrounding communities makes this property an ideal location for mixed-use commercial enterprise.

Important: This area is hot. Become one of the few who will get in at today's prices. Take advantage of the possibilities as insurance against future competition...

Information contained herein, while not guaranteed, is from sources believed reliable. Information, terms and price subject to change

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Source 9-22-2018: Commerce City: Community Development



Explosive Housing Development near East 112th Ave at Tower Rd East 112th Avenue at Tower Road, Commerce City, Colorado 80640



Snapshot of Housing Development (alphabetical order)

01 Aberdeen	2101 entitled	70 C/O	47 total permits
02 Belle Creek	1054 entitled	55 C/O	84 total permits
03 Buffalo Run	2588 entitled	641 C/O	1094 total permits
04 Dunes	824 entitled	296 C/O	296 total permits
05 Eagle Creek	283 entitled	333 C/O	359 total permits
06 Foxton	542 entitled	231 C/O	231 total permits
07 Fronterra Village	1957 entitled	1491 C/O	1462 total permits
08 North Range Village	272 entitled	262 C/O	262 total permits
09 Potomac Farms	417 entitled	384 C/O	431 total permits
10 Reunion	15316 entitled	1697 C/O	2021 total permits
11 River Oaks	500 entitled	365 C/O	379 total permits
12 River Run	1195 entitled	1063 C/O	1192 total permits
13 Second Creek	983 entitled	0 C/O	0 total permits
14 Stillwater	223 entitled	207 C/O	210 total permits
15 The Village	361 entitled	281 C/O	284 total permits
16 Turnberry	2255 entitled	58 C/O	296 total permits

Additional | Housing Development

Aspen Hills	236 entitled	55 C/O	84 total permits
Buckley Crossing	992 entitled	0 C/O	0 total permits
Buckley Ranch	670 entitled	167 C/O	221 total permits
Buffalo Highlands	952 entitled	0 C/O	0 total permits
Buffalo Mesa	625 entitled	511 C/O	469 total permits
High Pointe Subdivision	102 entitled	124 C/O	128 total permits
Prairie Farm	284 entitled	0 C/O	91 total permits

Combined Total Housing As of March 31, 2017

35,424 Entitled
8,395 Completed

Developments continue to grow in 2018, forward

Commerce City is showing a continued growth of upsurge in housing developments and other large projects in the areas surrounding the East 112th Ave at Tower Road property.

Currently, there are a number of active residential developments occurring in the area within a couple of miles to the southwest of the East 112th Ave tract of land that is for sale in its entirety or in parcels.

Prairie Farms, with its 284 single-family detached homes in development by Richmond, is slated for completion in 2020.

Reunion, forging ahead with 231 single-family detached and 148 cluster homes is anticipated for construction in late 2018. There is a further set of 115 single-family detached homes slated for construction in 2020.

Villages at Buffalo Run East (primarily located between Chambers and Buckley from 112th Ave to 120th Ave) is slated for completion of 289 single-family detached homes at the end of 2019 by builder Lokal Homes. Lokal Homes also anticipates completion of 110 townhomes and 62 more single-family detached homes at the end of 2020. Further, builder NexMetro anticipates completion of 123 for-rent detached cottage homes at the end of 2019.

To meet the growing high demand for roads in the area, construction of East 112th Ave from Chambers Rd to Tower Rd is currently being budgeted, with design anticipated to begin as early as late 2019 with construction starting late 2020/early 2021. These dates, however, are quite preliminary and subject to change.

Source 9-20-2018: Commerce City, Community Development

DISCLAIMER: all numbers only loose approximations as of Aug 20, 2017

Sources: Northern Range Housing Statistics, March 31, 2017; City of Commerce City, Community Development Sept 14, 2018

Gaylord Development | (hotel/convention center: short distance SW of DIA; not shown on aerial)

Denver International Airport | (approx. 11.7 miles SE of property, not shown on aerial)

Second Creek Community Park & Recreation Center | (approx. 1.5 miles E of property)

Downtown Denver | (approx. 17 miles SW of property)

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Twenty Commercial Acres For Sale

East 112th Ave at Tower Road
Commerce City, Colorado 80640



Demographics Overview	1 Mile	3 Miles	5 Miles
Avg. Est. Population (2017)	3,665	27,380	72,173
2022 Pop. Projection	4,057	30,322	79,541
Growth 2010-2017 (2017)	21.32%	21.87%	17.62%
Avg. HH Income (2017)	\$99,676	\$105,426	\$102,105
Housing/Owner-Occupied (2017)	88.1%	85.1%	83.2%

Sources: CoStar Realty Information, Inc
EnviroNics/Claritas Pop-Facts Premier 2017

Retail Stores, Snapshot	2017 Demand (\$)	2017 Supply (\$)
Total Retail Sales (incl. Food/Drink)	77,343,909	13,686,618
Supermarkets (& other Grocery stores)	8,307,026	375,645
General Merchandise	8,325,472	382,267
Full Service Restaurants	4,358,012	960,217
Family Clothing Stores	1,604,032	0
Home Centers (bldg material & garden)	3,105,316	0

Source: EnviroNics/Claritas Pop-Facts Premier 2017

East 112th Ave at Tower Road | Additional Growth

Commerce City has been recognized as the fourth fastest growing city in Colorado. It's projections for residential home building alone in the area is staggering, to say the least (*see aerial on page 3*). Of course, where there are massive amounts of ongoing residential home development, dense populations abound where retail and other commercial needs must be met which feeds growing sectors.

Since such retail centers currently are few and far between in this area, the opportunity rests with those who can visualize the needs of the ever-expanding masses, where competition will be heavily minimized. Thus, getting in on the ground level of purchasing parts or all of this acreage puts a business at an extreme advantage over its near to future competition.

Bottomline | Mass Development Activity and Population Growth

With all the home building development progressing in an ongoing basis, massive amounts of populations moving into the area, large people-driven enterprise developments nearing completion such as the Gaylord Rockies Resort and Convention Center near DIA, the Second Creek Community Park and Recreation Center, and future office and technical business parks and other community-driven projects, the selection of purchasing either one or more parcels of this land or the entire **East 112th Ave at Tower Road** property for your mixed-use commercial needs would be an ideal choice well-worth looking into as soon as possible. Please don't hesitate to give us a call for more information.



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