



## 32.70 Acres of Land for Sale

**Northeast Corner of E. 136th Avenue & Washington Street | Thornton, CO**

### Property Overview:

<b>Size:</b>	32.70 acres
<b>County:</b>	Adams
<b>Zoning:</b>	A-3
<b>Sale Price:</b>	\$5,500,000

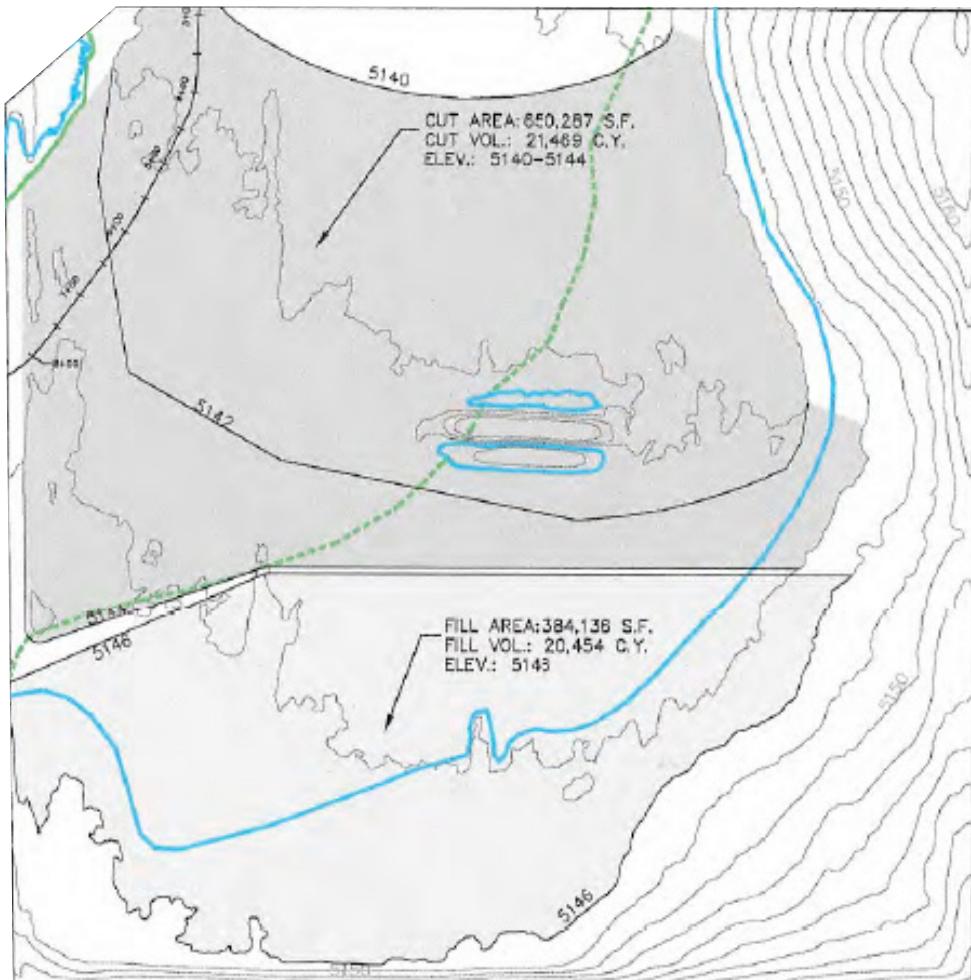
- Easy access to the I-25 at 136th Avenue
- Close proximity to shopping, dining and other amenities at the Orchard Town Center
- Centrally-located between Denver, Boulder, and Denver International Airport
- Strong demographics in a rapidly growing area

### Contact



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## FLOOD PLAIN MAP



- Development can extend up to the green dotted line (effective 0.5-foot floodway)
- Lot located within the county

### Flood Plain Map Legend

- STREAM CENTERLINE
- MAN CHANNEL CROSS-SECTION
- SPLIT FLOW CROSS-SECTION
- LATERAL WEIR
- EFFECTIVE 0.5-FOOT FLOODWAY
- EFFECTIVE 100-YEAR FLOODPLAIN
- EXISTING 2-FOOT CONTOUR
- PROPOSED 2-FOOT CONTOUR
- POLITICAL BOUNDARY

### Proposed Grading

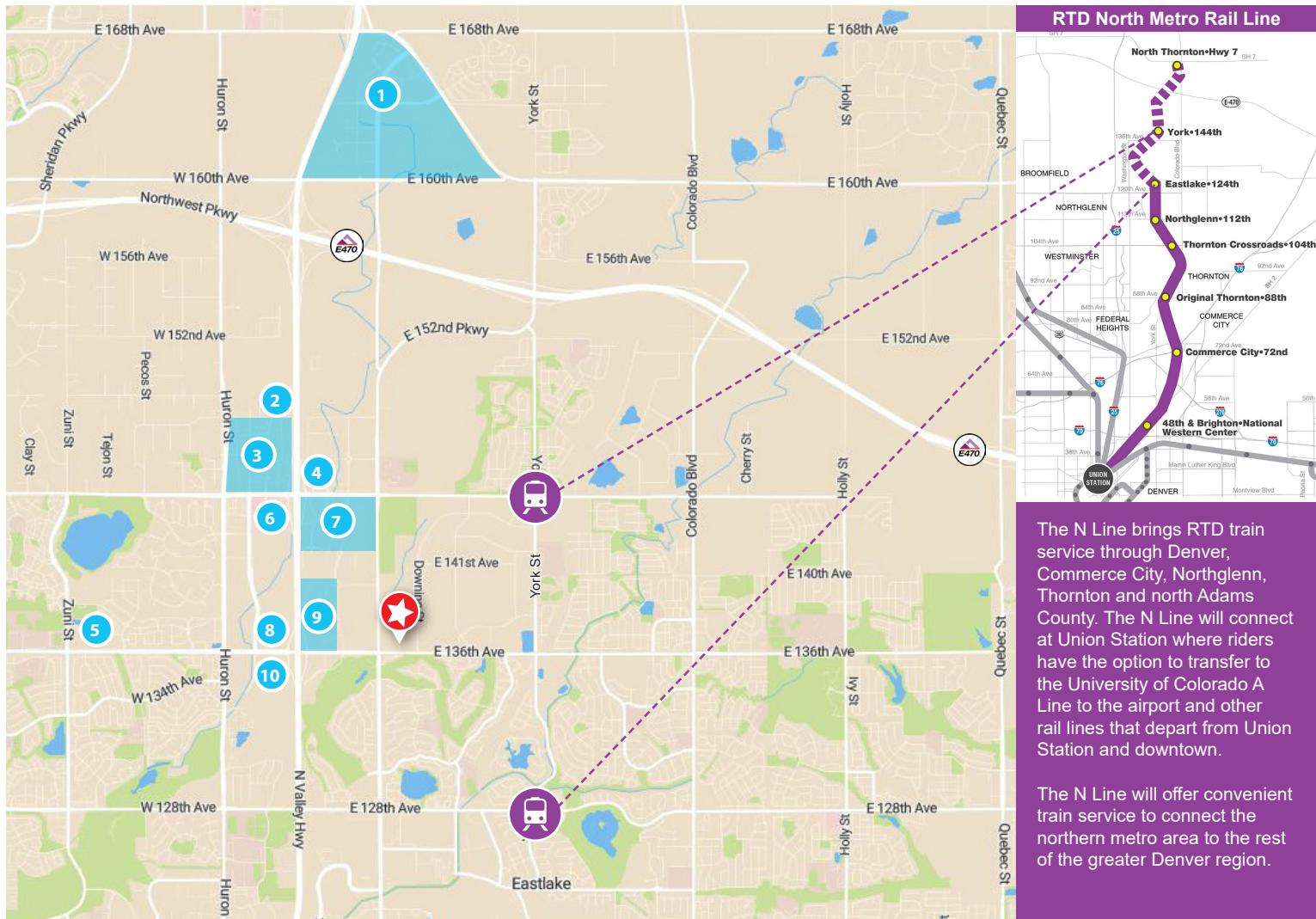
CUT: 21,469 CY  
FILL: 20,454 CY  
NET: 1,015 CY (CUT)



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RTD North Metro Rail Line

The N Line brings RTD train service through Denver, Commerce City, Northglenn, Thornton and north Adams County. The N Line will connect at Union Station where riders have the option to transfer to the University of Colorado A Line to the airport and other rail lines that depart from Union Station and downtown.

The N Line will offer convenient train service to connect the northern metro area to the rest of the greater Denver region.



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## Thornton, Colorado

With a population of 135,000, Thornton is the 6th largest city in the state of Colorado, and with plans to grow to 250,000 the city offers plentiful opportunities for commercial development. Easy access to I-25, I-70, and E-470, as well as to Denver International Airport is a draw for many large companies, including Amazon, which is opening a new 855,000 SF Distribution Facility at the end of 2018.

Thornton has plentiful jobs in all industry sectors. The majority of primary employment in Thornton is concentrated in and around the Washington Square Business Park, a 200-acre development with full services including restaurants, hotels, and major companies such as Qwest, Double Click, Fisher Imaging, BMC, West Wyle Labs, Nabisco and more. One of the regions fastest growing areas, Thornton boasts all the amenities the modern family is looking for. There is a myriad of shopping, dining, and entertainment as well as the new Centura St Anthony's North Health Campus, all within a 3 mile radius from our site.

Source: [www.adamscountyyed.com/community-data](http://www.adamscountyyed.com/community-data)



**The Orchard Town Center** is an open-air retail and entertainment district conveniently located on the northwest corner of I-25 and 144th Avenue in Westminster, Colorado. The Orchard Town Center is home to a 12 screen AMC movie theater along with dozens of retailers, specialty shops, and restaurants. Developed in one of Denver's fastest growing suburban areas, The Orchard Town Center has become the shopping, dining and entertainment destination for the northern Denver metro area.

**Denver Premium Outlets** is the area's premier outlet shopping destination featuring a diverse mix of popular designer and lifestyle brands.

Denver Premium Outlets' architects were inspired by the scenery of the magnificent Rocky Mountains and have incorporated a number of design elements unique to the Colorado landscape. At the center, shoppers will find a Coloradan outdoor experience that strikes a balance between the organic and the man-made – complete with heavy timber and steel architecture that uses robust geometries, materials and open transparency to frame the natural setting around it.



### Demographics

Population	1 mile	3 miles	5 miles
2024 Projection	6,782	94,408	230,850
2019 Estimate	6,268	87,559	213,809
Growth 2019-2024	8.20%	7.82%	7.97%
Median Age	37.10	35.20	35.80
Households	1 mile	3 miles	5 miles
2024 Projection	2,246	33,616	83,207
2019 Estimate	2,080	31,272	77,296
Household Income	1 mile	3 miles	5 miles
2019 Average	\$127,877	\$105,236	\$106,248
2019 Median	\$115,697	\$87,124	\$86,230

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