

RE/MAX

COMMERCIAL

Development Ground, For Sale

12101 Quebec St
Brighton, CO 80602



PROPERTY HIGHLIGHTS:

- **PRICE:** \$6,400,000
- **SIZE:** 6.51 ACRES; 283,576 SF
- **ZONING:** A-3; ADAMS COUNTY;
THORNTON OPEN TO ANNEXING AND REZONING
- **TAXES:** \$3,120 ('24)
- **COMMENTS:**
 - PRIME DEVELOPMENT SITE AT THE NWC OF 120TH & QUEBEC.
 - PROPERTY LENDS ITSELF TO RETAIL ON THE FRONTAGE AND RESIDENTIAL ON THE NORTHERN PORTION.
 - OR POSSIBLY AN ANCHORED SHOPPING CENTER

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The Property information above, while not guaranteed, is from sources we believe are reliable.



Traffic Counts			Demographics		
Cross Street	Traffic Volume	Year	1 Mile	3 Miles	5 Miles
E 120th Ave	Quebec St	19,504	2024		
Quebec St	E 122nd Ave	4,660	2025		
			Population	7,094	75,742
			Households	2,179	25,117
			Avg. Household Income	\$126,191	\$118,041
					\$109,275