



OWNER IS WILLING TO FINANCE/OWNER CARRY

**PRICE
DROPPING**

\$400,000

PER LOT

thornton
parcels

NORTH & SOUTH LOT | URA LANE & 103RD AVE
THORNTON, COLORADO

~~**\$450,000**~~
PER LOT

TWO PARCELS AVAILABLE. PURCHASE
TOGETHER OR SEPARATELY.



property Overview

Two prime infill development lots on Ura Lane just south of 104th Ave. in Thornton, Colorado. Current zoning allows for many different uses ranging from temporary to permanent retail, office, recreation, industrial, etc. Both lots border vacant land/water towers to the east and are surrounded by housing communities. Lots can be purchased together or separately.



ZONING

CR - Community Retail



LAND SIZE

North Lot: 1.27 Ac
(Parcel # R0178843)

South Lot: 1.25 Ac
(Parcel # R0042963)



NOTES

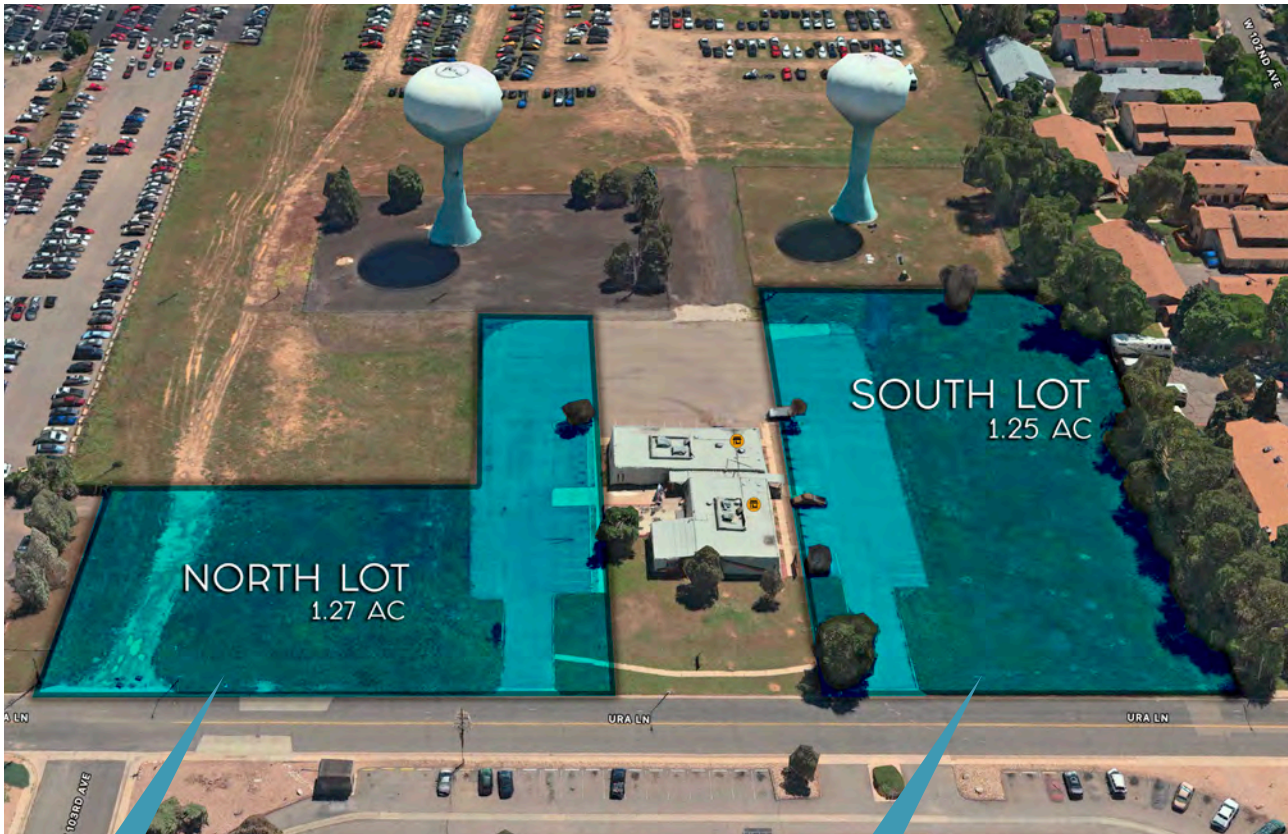
North lot has right of way easement for temporary parking.
South lot has a utility easement on the south end.



costar 2022

area Demographics

	2 MILES	5 MILES	10 MILES
HOUSEHOLDS	7,765	15,121	36,720
H.H. INCOME	\$57,308	\$65,729	\$50,574
MEDIAN AGE	29.1	29.3	29.5
TRAFFIC COUNTS	CURTIS ST @ MCCUE AVE		9,397 VPD

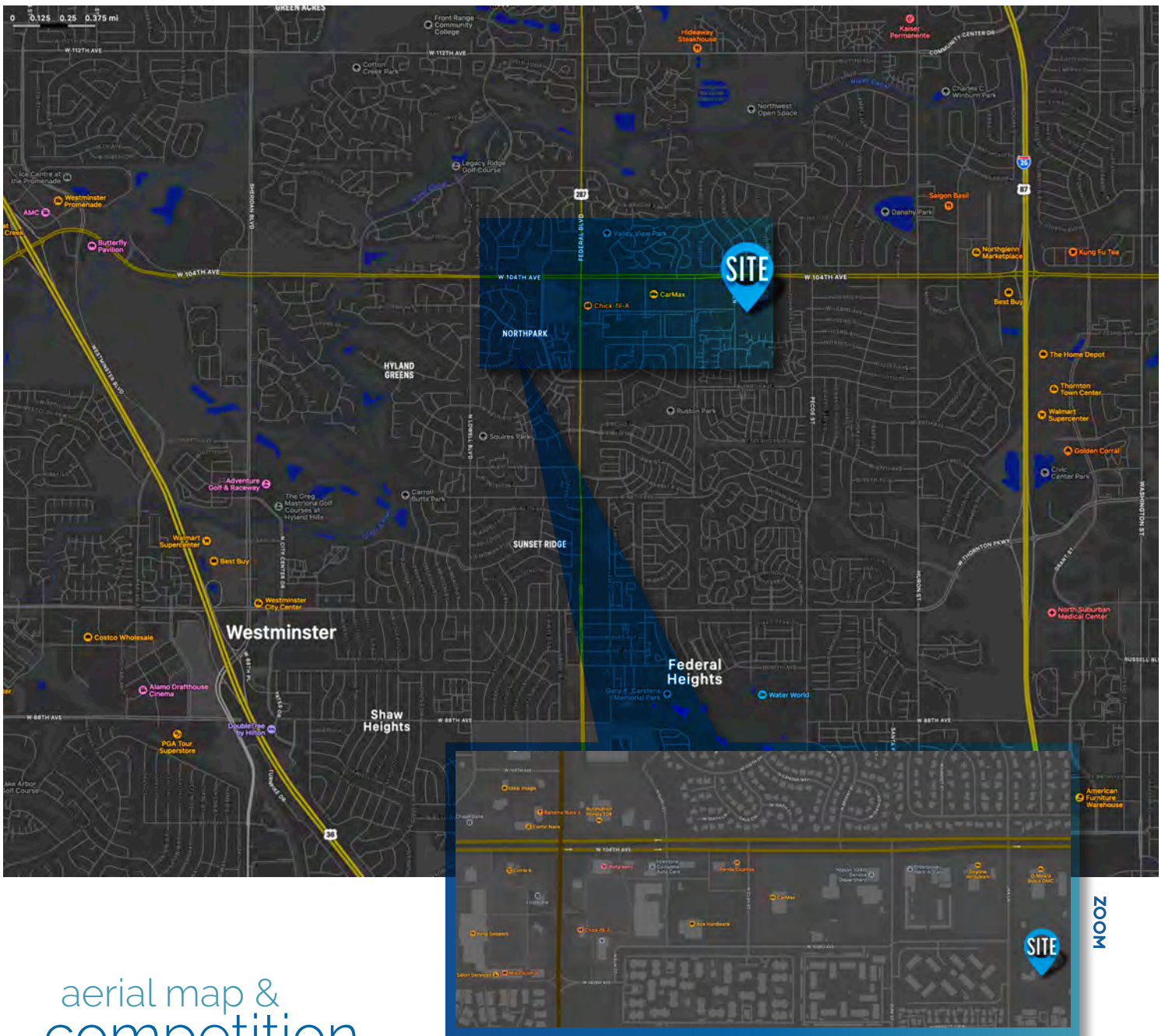


zoning & Potential Uses

CR (COMMUNITY RETAIL): The Community Retail District provides for retail and office uses that serve residents within larger residential communities in the city. Access to these areas permits residents from several neighborhoods to patronize uses within these districts. These districts are typically located at the intersections of arterial streets within residential community areas of the city. Please see city of Thornton Municode for full list of permitted uses and regulations ([click here](#)).

POTENTIAL USES

- Medical Clinic/Office
- Auto Rental/Service Center
- Bar/Lounge/Tavern
- Restaurant/Fast Food/Coffee Shop
- Liquor Store/Marijuana Store
- Theater
- Fuel & Convenience
- Police/Fire Stations
- Bank/Financial
- General Small Retail



aerial map & competition

Thornton is the 6th largest city in Colorado and about to become 5th largest. Thornton has a current population of just under 150,000 people and will likely grow to about 242,000 by 2065. Thornton has also become a destination for primary employers and regional retail has discovered Thornton as a successful base of operations. Builders and Developers have found Thornton to be a desired location for a variety of new housing opportunities. Only half built-out, Thornton has over 1,400 acres of greenfield sites ready for development. With over \$375 million in quality development recently opened or started along the I-25 corridor, the city is experiencing unprecedented growth. Our central location at the center of Denver's transportation network lends us all the amenities of the Metro area and a workforce of over 3 million to draw from. Ongoing infrastructure improvement projects ensure the city is ready for further development now and in the future. www.thorntonco.gov



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