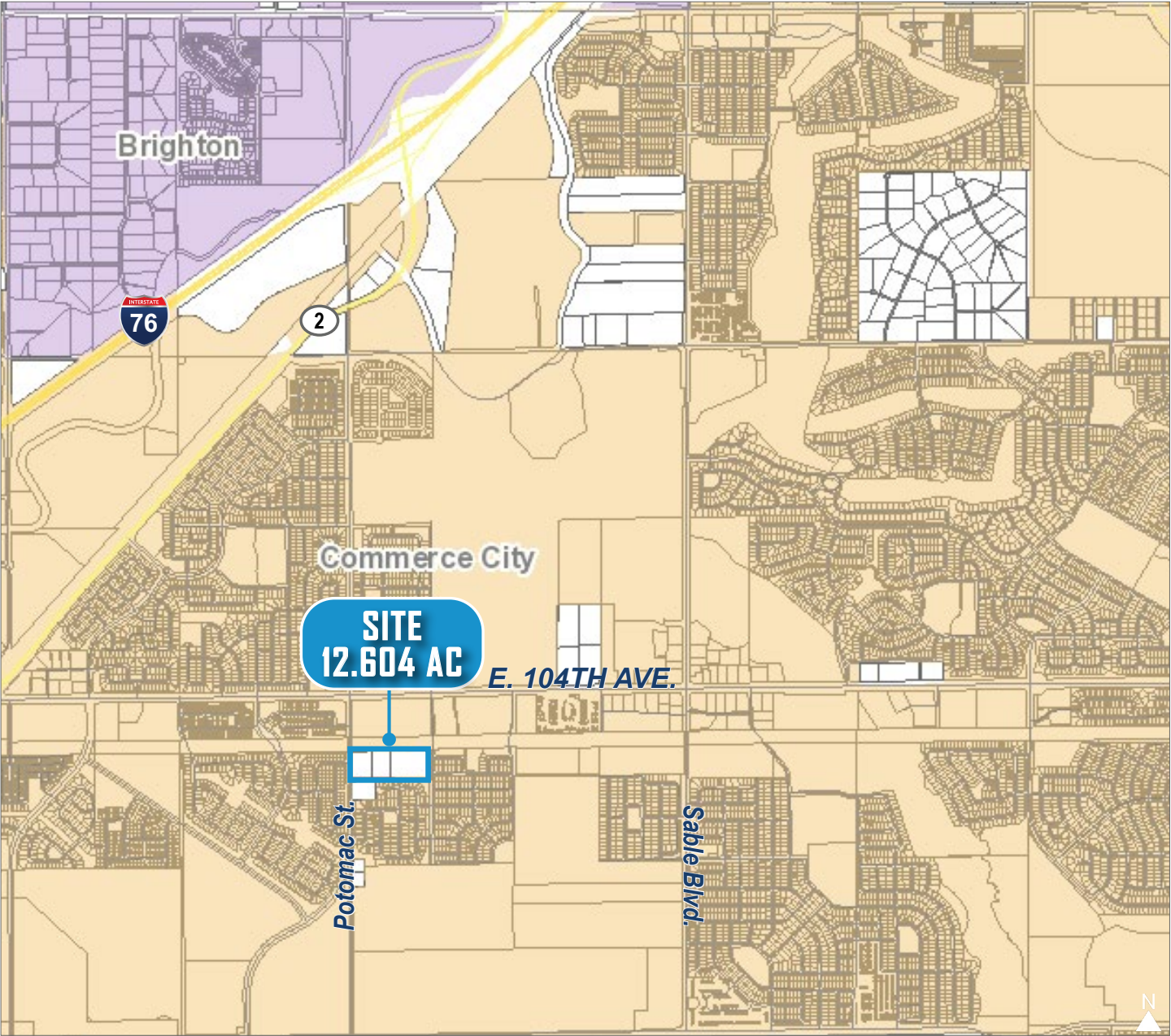


VICINITY DEVELOPMENT MAP



DEMOGRAPHICS

Radius	Population	Households	Avg. HH Income
2 Mile	25,105	7,672	\$128,701
5 Mile	58,608	18,132	\$132,308
10 Mile	550,588	183,583	\$103,339

TRAFFIC COUNTS

Average
Approx. 12,500 VPD along 104th Ave. at Revere St.
Approx. 15,500 VPD along 104th Ave. at Blackhawk St.
Approx. 20,000 VPD along 104th Ave. at Chambers Rd.



TREVEY COMMERCIAL
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[CLICK HERE TO DOWNLOAD CREC BROKERAGE DISCLOSURE](#)

Information contained herein, while not guaranteed, is from sources believed reliable. Price, terms and information subject to change.
Please call to confirm current property status and accuracy of information contained herein.

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DEVELOPMENT LAND FOR SALE
POTOMAC-BLACKHAWK ASSEMBLAGE - 12.604 AC
10240 - 10250 POTOMAC ST., COMMERCE CITY, CO 80222



PROPERTY FEATURES

- Rare 12.604 Acre Assemblage of Five (5) Contiguous Parcels at Potomac Street in Commerce City
- Exceptional Development Opportunity for Higher Density Residential Housing along the Growing E. 104th Avenue Commercial Corridor
- Strategic Location Surrounded by Numerous New Single Family Home Developments
- Excellent Regional Connectivity with Quick Access to Colorado SH2, E-470 and I-76
- Minutes From Diverse Retail, Restaurants & Service-Oriented Uses Supporting Higher Density Residential Development
- Nearby Parks, Dining & Hospitality Options Support Workforce Recruitment & Tenant Needs
- Approximately 15 Minutes to D.I.A.; 20 Minutes to Downtown Denver

PROPERTY DETAILS

SITE SIZE	±12.604 AC Total (five parcels)		
	Lot #	Lot Size	Property Taxes
PARCEL BREAKDOWN	1	2.7477 AC	\$4,855.66
	2	2.8748 AC	\$5,204.50
	3	5.8815 AC	\$19.58
	4	0.2700 AC	\$49.09
	5	0.8300 AC	\$45.42
SALE PRICE	\$6,588,000.00 (\$12.00 / SF)		
CROSS STREETS	104th & Potomac / Blackhawk		
ELECTRIC	United Power		
WATER / SAN	South Adams Water & Sanitation		
ZONING	Currently A-3		
CITY / COUNTY	Commerce City / Adams		

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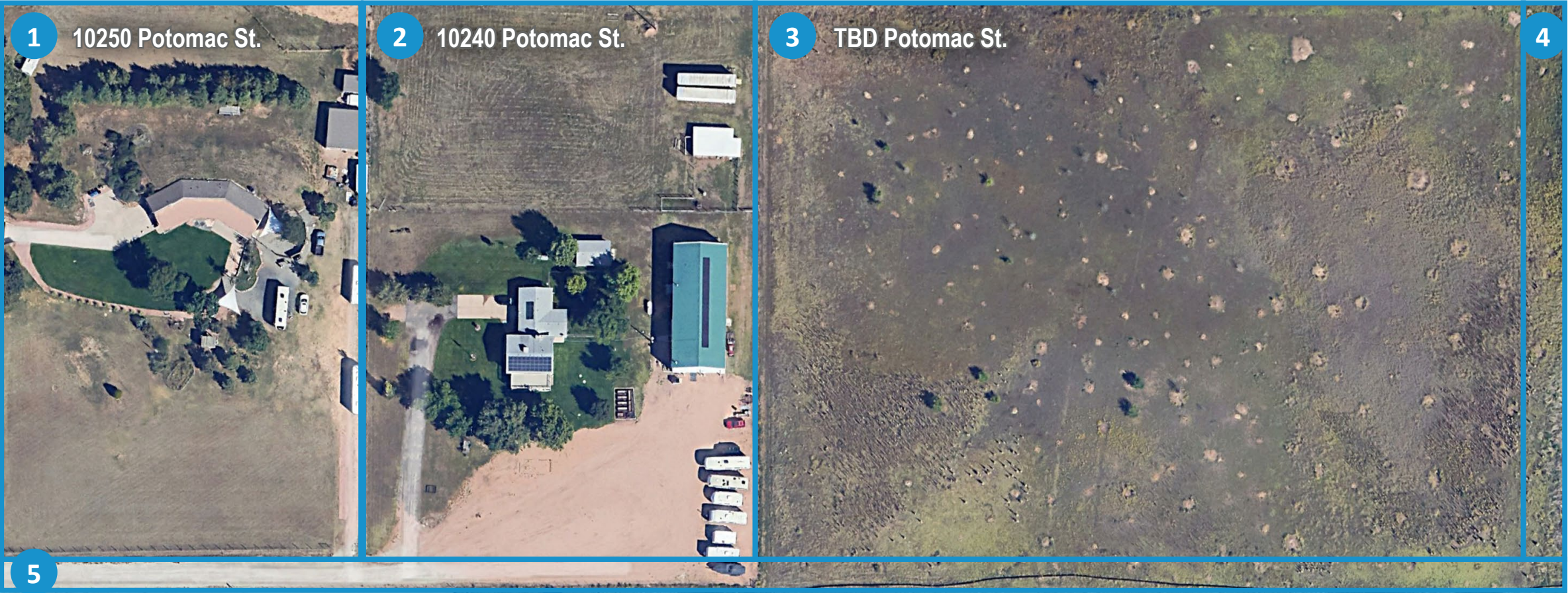
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SITE BREAKDOWN



PROPERTY IMAGES



PARCEL 1: 2.7477 AC

Main House:

- 2,400 SF; 1-Story Ranch Style Home
- Three (3) Bedrooms / Two (2) Bathrooms, Office
- Energy Efficient
- Mini Split Heating & Cooling Throughout House
- Built in 1986 / Remodeled 2014 - Present

Storage & Garage Facilities:

- 900 SF 3-Car Detached Garage with Dry Storage
- Covered Steel Carport For Three (3) Vehicles
- 12'x16' Storage Shed

Outdoor Features:

- Well / Septic
- 2.5 AC of 6' Game Fence with Privacy Screen
- Multiple Zone Sprinkler System
- RV Pad & 50/30 Amp Electrical Service & Water Hookups
- 6' Fenced Backyard for Privacy & Pets
- 10' x 8' Gazebo

PARCEL 2: 2.8748 AC

Storage & Workshop Facilities:

- 16'x24' Storage Shed; 100'x40' Shop Building / Two (2) 10'x16' Garage Doors
- LED Lighting, 6" Reinforced Concrete Flooring, 3-phase / 220 Volt Outlets
- Heating & Evaporative Cooling System
- Three (3) Private Offices with Forced Air Heat and Central A/C
- One Office Includes a Kitchenette, Bathroom, Laundry and Shower Inside Shop

Outdoor & Agricultural Features:

- Graded RV Pad with 30-Amp Electrical Service & Water Hookup
- 40' Barn (three-sided) with Electricity & Water; 40' Equipment Room
- 3 AC of Fenced Pasture with Three (3) 10-ft Gates
- 1.2 AC of Gravel Parking and 0.8 AC of Pasture Parking

Main House Features:

- Gas Fireplace with Blower & Temperature Control in Living Room
- 300 SF Heated Hot Tub Room with 28' Windows
- Built-in Wet Bar in Living Room
- Custom 11' Entertainment Center with Granite Counter-tops
- Heated 2-car Garage with an Epoxy-coated Floor and Pet-friendly Access

Outdoor Living Spaces:

- 10'x30' Dry Covered Patio & 10'x30' Lighted Composite Deck
- 16-zone Sprinkler System, Including Irrigation for 8 Garden Boxes
- 6' Fenced Backyard for Privacy and Pets

PARCEL 3: 5.8815 AC

Undeveloped Vacant Parcel:

- 5.8815 AC

