

LAND FOR SALE

12040 QUEBEC ST. THORNTON, CO 80602

REMAX
COMMERCIAL
Alliance



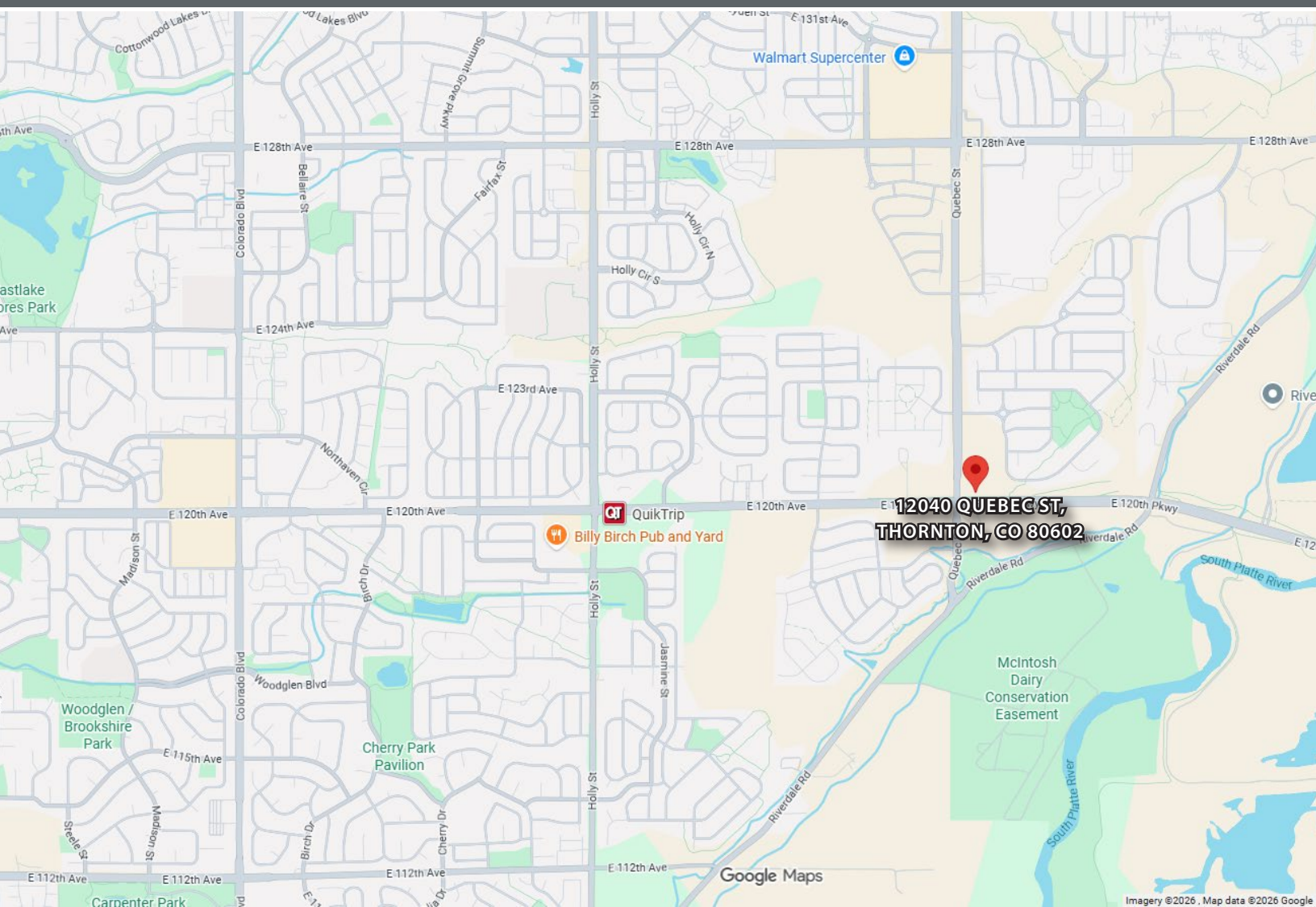
\$2,500,000

Exceptional development opportunity. This 3.57 acre parcel is located at the NE corner of the signalized intersection of 120th Parkway and Quebec Street. The site has prime access, distinct identity, and favorable topography. Currently zoned A-2 the property is primed for annexation into the city of Thornton for commercial use.

<https://app.homejab.com/property/view/12040-quebec-st-brighton-co-80602>

BRADFORD G. PECH, SIOR | DIRECT: (303) 504-3444 | BRADPECH@GMAIL.COM

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	2 MILES	5 MILES	10 MILES
2025 POPULATION	35,075	181,134	603,411
2030 POPULATION PROJECTION	36,361	187,930	626,940
AVERAGE HOUSEHOLD INCOME	\$152,480	\$131,709	\$127,756

DAILY TRAFFIC		
120TH PARKWAY	21,000	2024
QUEBEC STREET	12,500	2024

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SITE & LOCATION
INFORMATION

COUNTY	ADAMS COUNTY
CITY	BRIGHTON
12040 QUEBEC ST	PARCEL #: 0157133002001
ACRES	3.57
ZONED	A-2

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CONTACT:

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