

## For sale 9.44 Acres | Commercial Land



11955 & 11965 North Tower Road Commerce City, Colorado

**Lorenzo Harris** Lorenzo.Harris@jll.com 720 431 9122 **Carmon Hicks** Carmon.Hicks@jll.com 303 217 7975

## Location Highlights



Rapidly growing residential trade area



Thousands of new homes planned or under construction



10 minutes to Denver International Airport



Near E-470 exit at 120th Avenue toll interchange



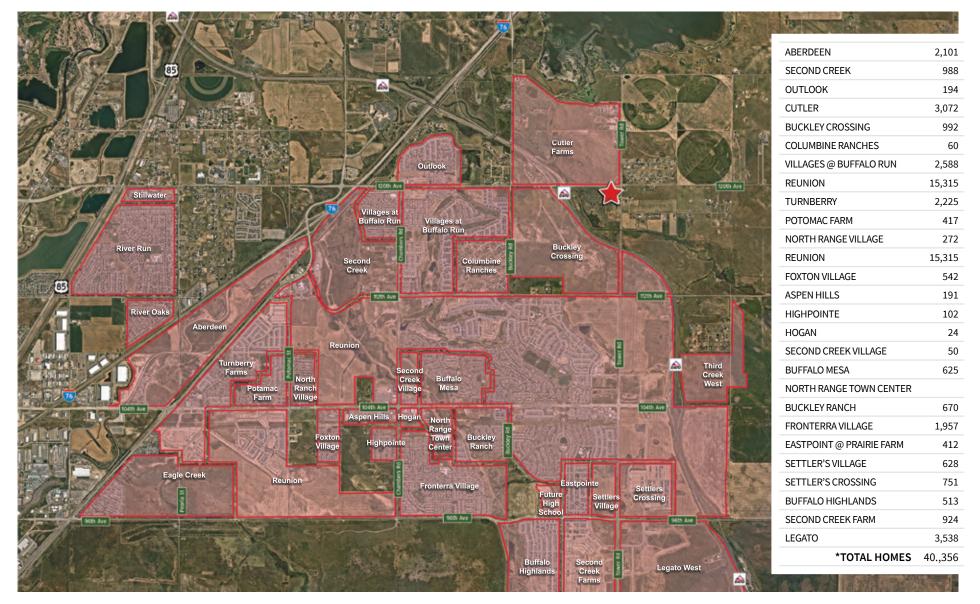
High visibility and exposure to more than 33,000 cars per day



|                        | 1 mile    | 3 miles   | 5 miles   |
|------------------------|-----------|-----------|-----------|
| Estimated population   | 169       | 25,119    | 61,950    |
| Estimated households   | 54        | 8,011     | 19,851    |
| Est. Average HH income | \$150,579 | \$155,634 | \$135,713 |

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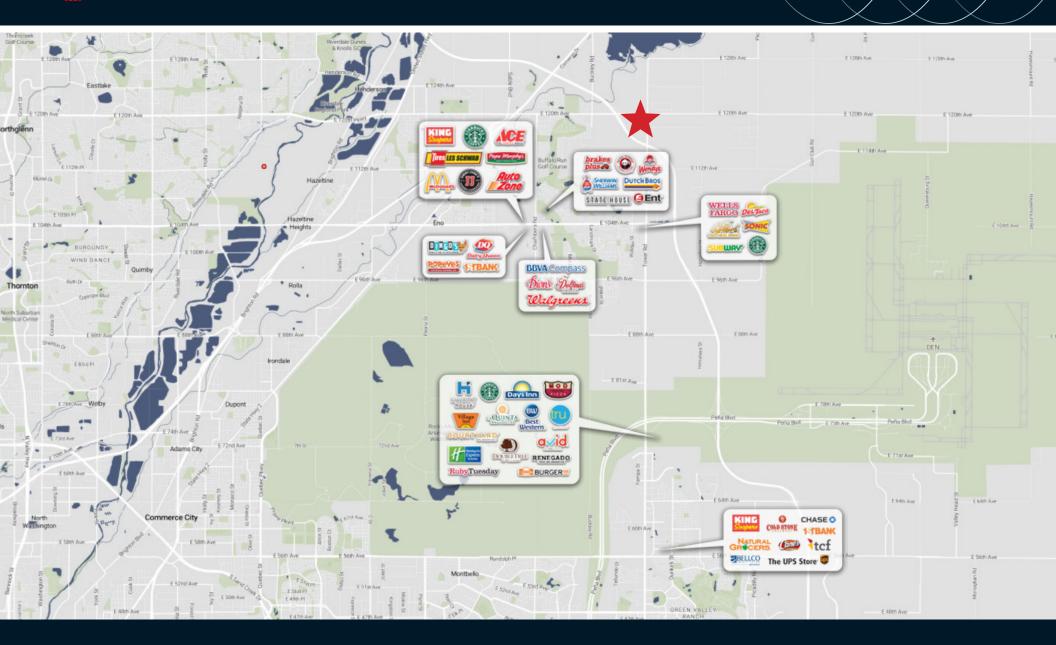
## Surrounding Communities



\*Total projected number of homes within trade area upon full build-out.

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## **JLL** SEE A BRIGHTER WAY



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