

# For sale

9.44 Acres | Commercial Land



11955 & 11965 North Tower Road  
Commerce City, Colorado

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# 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
<b>Estimated population</b>	169	25,119	61,950
<b>Estimated households</b>	54	8,011	19,851
<b>Est. Average HH income</b>	\$150,579	\$155,634	\$135,713



# Surrounding Communities



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





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