

STRATEGIC SINGLE FAMILY DEVELOPMENT - SITE TO BE ANNEXED INTO THORNTON



KAUFMAN HAGAN
COMMERCIAL REAL ESTATE



DR HORTON TIMBERLEAF
SUBDIVISION

13251
YOSEMITE ST

OFFERED BY KAUFMAN HAGAN COMMERCIAL REAL ESTATE:

TEAL HAGAN

Principal + Employing Broker
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WILL SCHERMAN

Broker
303.817.9325
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OFFERING MEMORANDUM

13251 YOSEMITE ST, THORNTON, CO 80602

\$1,650,000 | 17 SF PARCELS + 2 SF HOMES | A-3 ZONING | 208,800 SQ FT LOT

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EXECUTIVE SUMMARY



13251 Yosemite Street

Thornton, CO 80602

Strategic investment opportunity for 17 lots averaging 7,000 to 8,000 sqft, plus two prime-for-flip single family homes. This strategically located Adams County parcel offers the potential to annex into the rapidly growing City of Thornton.

Developers/investors have the opportunity to move this project through the horizontal platting process and trade it over to a home developer or move the project through a full vertical development of custom built homes directly next to DR Hortons Timberleaf Community.

With its prime location, development readiness, and flexible financing options, the project offers a solid foundation for successful project execution and a straight forward return on investment.



CONTACT FOR MORE INFORMATION:

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INVESTMENT HIGHLIGHTS

- Site for 17 Parceled Lots. Plans through Pre-App and First Submittal
- Individual Parceled Lots Avg. ~7,500 sq ft
- Development to be Annexed into the City of Thorton
- Seller Finance Options Available
- 2 Prime-for-Flip Homes on Yosemite



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KEY PROJECT HIGHLIGHTS

STRATEGIC LOCATION

- **Adjacent Developments:** The site is bordered to the North and West by DR Horton's Timberleaf New Home Community, enhancing its appeal and potential for integration into a well-established residential area.
- **Access to Utilities:** Thornton Public Water and Sewer services are readily available on Yosemite, ensuring ease of utility connections for future development.

DEVELOPMENT READINESS

- **Annexation:** The property is set to be annexed into the City of Thornton, positioning it within a thriving urban environment with supportive infrastructure and sewer and water services.
- **Planning Status:** The site has progressed through the Pre-Application phase and the First Submittal, streamlining the development process and reducing time to market.

TWO PRIME-FOR-FLIP HOMES

- Two strategically located homes on Yosemite, ideal for renovation or resale, enhancing investment potential.

LAND USE COMPATIBILITY

- The property is designated for use by right within the Comprehensive and Land Use Map, ensuring alignment with city planning policies and reducing regulatory hurdles.

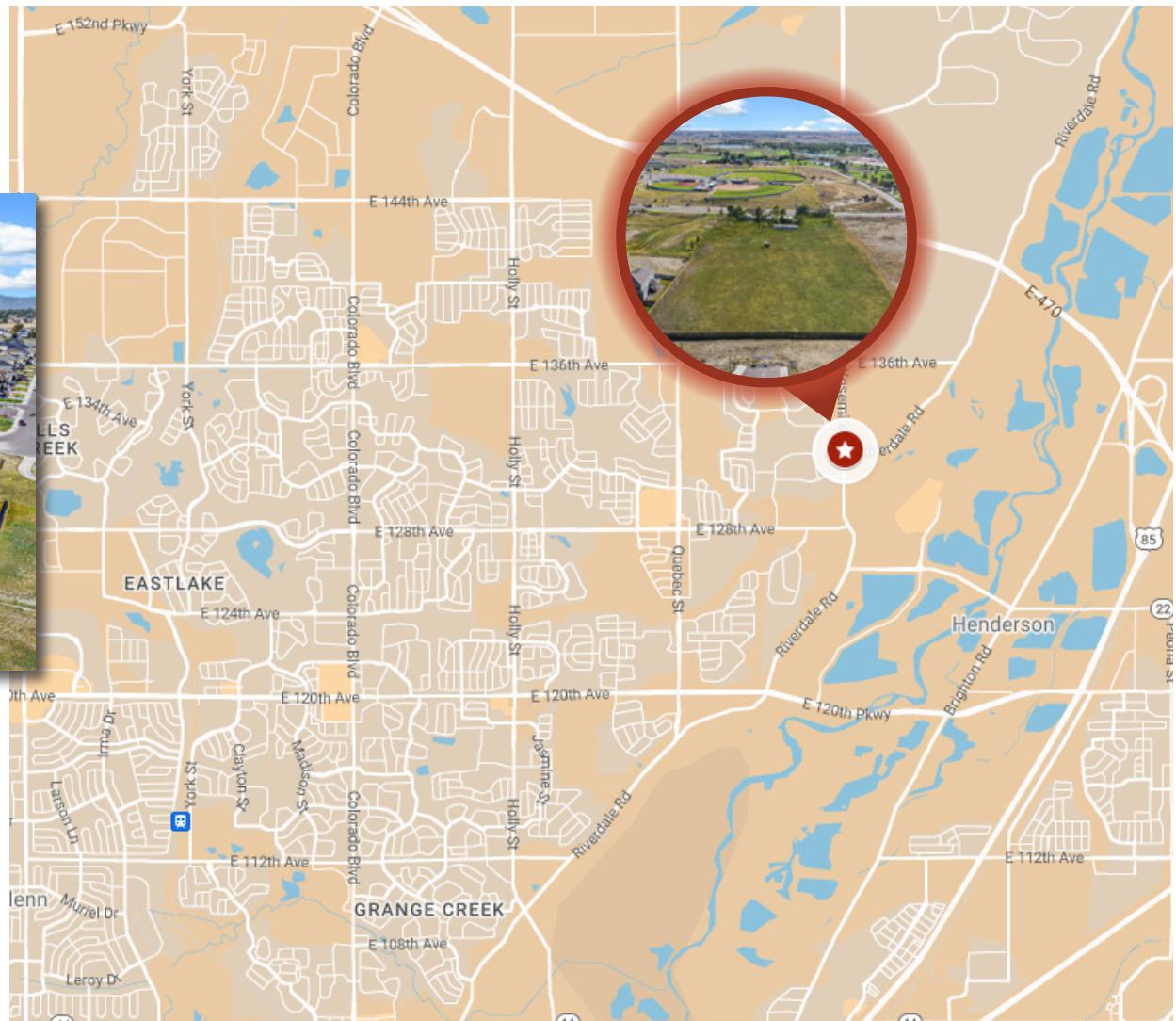
INVESTMENT FLEXIBILITY WITH SELLER FINANCING

- Flexible seller finance options are available, providing attractive terms for qualified investors and developers to facilitate acquisition and development.

PROPERTY OVERVIEW



PROPERTY DETAILS

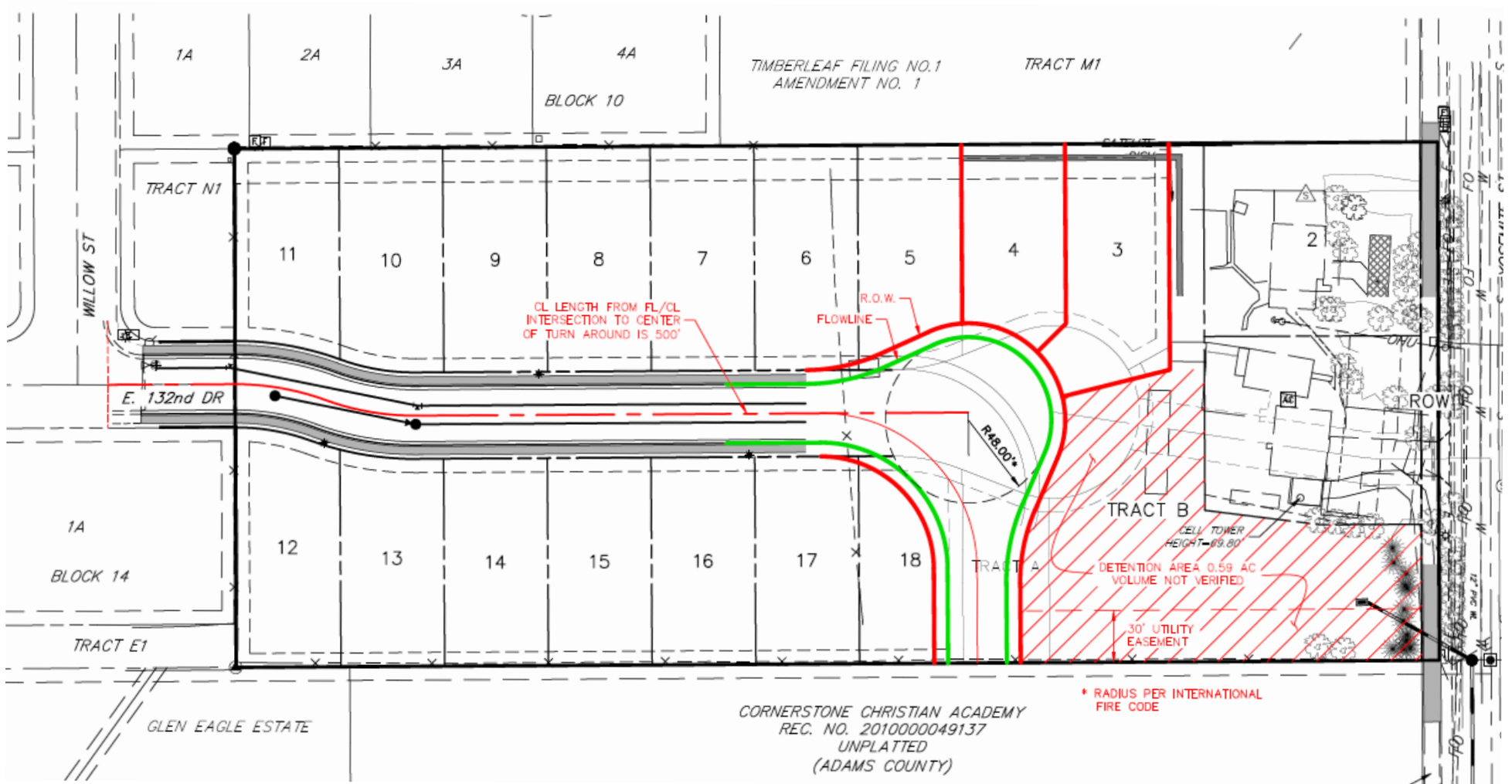


Property Type	Land
Property Address	13251 Yosemite St, Thornton, CO 80602
County	Adams
# Buildings	3 - Current
Total GBA	2,900 SF
Total Lot SF	208,800 SF
Total Lot Acres	4.793 Acres
Zoning	A-3

LOCATION HIGHLIGHTS

- Sides to North and West to DR Hortons Timberleaf New Home Community
- Thornton Public Water and Sewer Access on Yosemite
- Use by Right within Comprehensive Plan and Land Use Map

PROVISIONAL CONCEPTUAL SITE PLAN



AERIAL PHOTOS



AERIAL PHOTOS

EAST FACING VIEWS



RIVERDALE RIDGE
HIGH SCHOOL

TWO PRIME-FOR-FLIP HOMES

AERIAL PHOTOS



RIVERDALE RIDGE
HIGH SCHOOL

RIVERDALE GOLF COURSE

STUBBED ROAD FROM DR HORTON
TIMBERLEAF SUBDIVISION

AERIAL PHOTOS



RIVERDALE GOLF COURSE

GLENEAGLE ESTATES:
\$1M+ HOMES

STUBBED ROAD FROM
DR HORTON TIMBERLEAF
SUBDIVISION

YOSEMITE ST

AERIAL PHOTOS



ROGER QUIST
MIDDLE SCHOOL

RIVERDALE RIDGE
HIGH SCHOOL

DR HORTON
TIMBERLEAF SUBDIVISION

YOSEMITE ST

AERIAL PHOTOS



STUBBED ROAD FROM DR HORTON
TIMBERLEAF SUBDIVISION

AREA OVERVIEW



LOCATION MAP



13251 YOSEMITE ST · THORNTON /16

WELCOME TO THORNTON, COLORADO

39°54'11"N, 104°57'16"W

RANKED #6 MOST DIVERSE SUBURBS IN COLORADO

Nestled in the northeast suburbs of the Denver metro area, Thornton beckons visitors with a harmonious blend of recreational offerings and urban allure. Boasting a remarkable 25 major parks, numerous golf courses, and a strong community spirit, Thornton exudes a welcoming atmosphere that fosters a sense of belonging. Conveniently located as the closest suburb to Denver International Airport and a mere 10 miles east of downtown Denver, access to this vibrant city is seamless, making it an ideal destination for those seeking a balance between outdoor adventure and city life.

Thornton's main attractions include its extensive park system, featuring gems like Cherry Park, Cherrywood Park, and the expansive Carpenter Recreation Center, paying homage to former Mayor Margaret Carpenter. The recreation center serves as a hub for sports enthusiasts, offering a range of facilities, from swimming pools to racquetball courts. For outdoor enthusiasts, Thornton offers diverse recreational options, including a challenging disc golf course at Springvale Park, fly-fishing at Platte River Trailhead Park, and the scenic Todd Creek Golf Club with an 18-hole championship course and a backdrop of the Rocky Mountains. Hiking enthusiasts can explore the Pelican Ponds Open Space with its vast trails along the river or embark on the multi-use Platte River Trailhead Park for a 28-mile trail perfect for both hiking and biking. Thornton's commitment to providing an array of recreational experiences makes it an appealing destination for those seeking an active and enriching visit.

DEMOGRAPHICS

TYPE	1 MILE	2 MILES	5 MILES
2023 Population	3,336	14,757	139,898
Annual Population Growth Since 2010	5.7%	4.2%	1.9%
Median Age	36.1	36	36.1
2023 # of Households	1,078	4,849	48,291
Average Household Income	\$169,846	\$158,794	\$122,599
Median Home Value	\$589,521	\$563,698	\$463,007

TRAFFIC COUNTS

COLLECTION ST	CROSS STREET	CARS/DAY	DISTANCE
Yosemite St	Riverdale Rd S	963	0.07 mi
Riverdale Rd	Yosemite St SW	2,357	0.12 mi
Riverdale Rd	E 128th Ave S	2,407	0.38 mi
Riverdale Rd	E 130th Ave N	1,572	0.38 mi
E 128th Ave	Wabash Pl W	5,970	0.56 mi
Riverdale Rd	E 124th Ave S	6,571	0.68 mi
E 136th Ave	Riverdale Rd E	265	0.73 mi
Tamarac St	E 129th Ave N	1,104	0.80 mi
E 124th Ave	PkBlvd E	7,812	0.93 mi
E 124th Ave	Park Blvd E	8,993	0.93 mi

RETAIL/AREA MAP



FINANCIAL ANALYSIS



RENT ROLL

TENANT	TYPE	LEASE END	LEASE RATE	ESCALATION JULY 2026 + EVERY 5 YEARS
Crown Castle Cell Tower	NNN	17 Years Remaining*	\$732	10%
TOTAL / AVG			\$8,784	\$9,662.40

* Projected income for term of the lease 17 years ~\$190K

INCOME & EXPENSES

INCOME	CURRENT
Gross Potential Rent	\$8,784
EFFECTIVE GROSS INCOME	\$8,784

EXPENSES	CURRENT
Property Taxes	\$4,100
TOTAL EXPENSES	\$4,100
Expenses per SF	\$1.41
NET OPERATING INCOME	\$4,684

INVESTMENT SUMMARY

PURCHASE PRICE \$1,650,000

Total Land SF: 208,800 SF

Total Land AC: 4.793 AC

Price Per SF - Lot: \$7.90

Current GBA: 2,900 SF

Single Family Homes: 2

Warehouse: 1

Cell Phone Tower: 1



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LOCAL ECONOMY



DENVER EMPLOYERS

Home to some of the fastest-growing counties in the nation, Metro Denver attracts businesses and keeps them. Our competitive environment, sound transportation infrastructure, and variety of industries bring companies here.

Denver ranks No. 4 among Forbes' 2019 The Best Places for Business and Careers.

Colorado ranked No. 9 on Forbes' Best States for Business.

Denver International Airport is just a few hours from either coast, making our area especially attractive for regional and international headquarters. Our modern airport offers direct flights to some of the major business centers in Europe, Japan, Mexico, and Canada. It's easy to understand why the Metro Denver region is fast becoming headquarters central.

- Arrow Electronics
- DISH Network
- Qurate Retail
- Ball
- DaVita
- FV
- Newmont
- Liberty Media
- DCP Midstream
- Ovintiv

PUBLIC TRANSPORTATION



With more than 170 bus routes, 12 rail lines, and many specialty services, RTD makes it easy to get around town.

Get where you want to go with over 100 Local, Regional and SkyRide bus routes, 10 rail lines providing 113 miles of rail service and 96 Park-n-Rides.

POPULATION

708,948

MEDIAN HOME PRICE

\$572K

OF EMPLOYEES

474,978



DENVER COLORADO

2024 ECONOMIC OVERVIEW



The real estate landscape in Denver has continued to evolve in 2024, presenting a complex yet opportunity-rich environment for investors and landlords. Last year marked a period of adaptation and resilience in the face of fluctuating interest rates and inventory challenges.

As these market dynamics shift, Denver remains a popular and attractive destination, holds steady on positive growth migration, and its overall market continues to tell a tale of gradual stabilization, which will contribute to the drive in activity in the year 2024.

Despite a general slowdown in rental price growth, the city remains a vibrant market for landlords and investors. As of late 2023, the median rent in Denver stood at \$1,586, experiencing a slight decrease of 0.8% over the month, aligning with both the state and national averages. Cap rates have significantly risen, which also presents an opportunity for those looking to invest in the market at a more sustainable rate.

Overall, the Denver market is showing resilience and adaptability despite the headwinds it has faced. This forecast suggests a possible easing of conditions, potentially unlocking inventory and moderating home-price appreciation, making transactions more feasible for both buyers and sellers. With a positive outlook and strategic planning, the market is poised to navigate the challenges and continue on a path of growth and prosperity.

ECONOMIC & JOB GROWTH

#1

AREA DEVELOPMENT

ECONOMIC RANKING

#1

U.S. NEWS

BEST PLACES TO LIVE

#2

U.S. NEWS & WORLD REPORT

HEALTHIEST CITY

#3

FORBES

BEST CITY FOR GRADS

#3

RENT.COM

BEST PLACE TO WORK

#4

FORBES

FASTEST GROWING METRO

#6

FORBES

BEST PLACE TO TRAVEL

TOP 10

LONELY PLANET

KAUFMAN HAGAN

COMMERCIAL REAL ESTATE



Kaufman Hagan is a Denver-based commercial real estate brokerage built by various industry leaders to create unique, high-value services for our investment partners and our brokers.

BROKERED SALES

\$1B+

CLOSED TO DATE

COMBINED EXPERIENCE

100+

YEARS

TRANSACTION VALUE

\$115M

CURRENTLY ACTIVE

WHAT WE DO

We specialize in acquisition and disposition brokerage services, property-value analysis, market insight and strategic ownership advisory. We cultivate opportunities for our investment partners and local community with a deep understanding of real estate and it's value in all of our lives. More than anything, we have a profound respect for how important real estate decisions are for our investment partners. We believe that unique opportunities can be found from both the most complex and the most common real estate transactions when we bring the right people, insights and innovation to the table.



WHO WE ARE

Kaufman Hagan is a commercial real estate brokerage built by various industry leaders to create unique, high-value services for our investment partners and our brokers. Together, our team's unique perspective and high-tech approach enables our ability to unlock the potential of real estate and create meaningful impact. Our success is measured by the lasting relationships and trust built with our lifelong investment partners.

WHAT WE ARE NOT

Egos in suits. We are not unappreciative, commission-focused brokers with limited or single-deal focused mindsets. We do not take shortcuts, skip over details or take the easy way out.



BRANDON KAUFMAN
PRINCIPAL



TEAL HAGAN
PRINCIPAL + EMPLOYING BROKER



HALEY FORD
DIRECTOR OF MARKETING



ERIN FRIBERG
DIRECTOR OF OPERATIONS



BEN SCHERMAN
ANALYST + JUNIOR BROKER



ELLEN CUMMINGS
BROKER



WILL SCHERMAN
BROKER



KAUFMAN HAGAN
COMMERCIAL REAL ESTATE



ANDREW VOLLERT
BROKER



COLBY CONSTANTINE
BROKER



ZACHARY BIERMAN
BROKER



RYAN FLOYD
BROKER



AMANDA WEAVER
BROKER



MARIN DORNSEIF
BROKER



ALEJANDRO MARTINEZ
BROKER

- ▶ **EMPATHY**
We recognize that buying or selling an investment property is more than a transaction. We listen more than we talk. We see things from their perspective. We empower our clients with empathy-driven solutions to navigate their real estate journey with care and understanding.
- ▶ **TEAM MENTALITY**
We value championships over MVP's. We collaborate openly and vulnerably every day and we view our clients as our investment partners.
- ▶ **DISPROPORTIONATE VALUE**
We provide more value than what is provided by other brokers in our market. We will give you more than you pay for. We acknowledge real estate as a dynamic value exchange and prioritize meeting all parties' needs comprehensively.

- ▶ **PERSEVERANCE & PASSION**
We pursue long-term success. We navigate through short-term market fluctuations with a long-term mindset.
- ▶ **TANGIBLE RESULTS**
We do not confuse activity with achievement. We provide more than just promises. We are driven by results and motivated by success by delivering measurable outcomes, turning our client's real estate goals into tangible achievements.
- ▶ **ELITE PERFORMANCE**
We've flipped the standard org chart. Our leaders are fully integrated in day to day operations, supporting and encouraging our team from the ground up, acting as a foundation for growth.

BROKER BIOS



KAUFMAN HAGAN
COMMERCIAL REAL ESTATE

245
Artis Street
Suite 100

Teal Hagan

PRINCIPAL + EMPLOYING BROKER

Teal Hagan is a Principal and the Employing Broker of KH Commercial Real Estate. She has 10+ years investment real estate experience and has sourced hundreds of fix and flips, Denver infill and multi-family development lots for professional investor clients. Her focus is currently on 4-100+ unit value add multifamily projects as well as land for new commercial development. She has brokered over \$100M in real estate in the greater Denver area.

Outside of real estate she enjoys hiking and traveling with her husband, daughter and two dogs.



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LIC#: ER100049712

Will Scherman

BROKER

Will Scherman began his career in real estate at a geotechnical engineering firm here in Denver after graduating with a Civil Engineering Degree from KU. After transitioning into Project Management for two national builders handling entitlements, construction and City and County acceptances on master-planned communities throughout the Denver Metro and Northern Colorado, Will received his Colorado real estate license and pivoted toward commercial brokerage. Given his construction and development background, he is uniquely positioned in value-add multifamily assets, properties zoned for accessory dwelling units and development parcels ranging from the Denver Metro all the way up through Northern Colorado.

Outside of work Will enjoys golfing, snow and slalom skiing, cooking, carpentry and playing music.



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DISCLOSURE & CONFIDENTIALITY AGREEMENT

The Owner has engaged Kaufman Hagan Commercial Real Estate (“KH”) to openly represent them on the sale of the future development site located at 13251 Yosemite St Thornton, CO 80602 (“Property”). The Owner has directed that all inquiries and communications with respect to the contemplated sale of such Property be directed to KH.

Marketing Information and the contents, except such information that is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Marketing Information, Recipient agrees that he or she will hold and treat it in the strictest confidence, that you will not disclose the Marketing Information or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or KH and that you will not use the Marketing Information or any of the contents in any fashion or manner detrimental to the interest of Owner.

The recipient further agrees that all information received in written form will be returned if the transaction does not fully consummate.

The recipient further agrees that this confidentiality agreement shall survive the consummation or lack of consummation of the transaction and shall be binding upon its agents, successors, and assigns and insures to the benefit of the Owner and its agents, successors and assigns.

The recipient further agrees to save and hold harmless KH,

its agents, successors and assigns and the Owner and its agents, successors and assigns, from any such actions or cause of actions which may arise as a result of a violation of the provisions of this agreement.

The enclosed information (and any supplemental materials provided to a prospective purchaser) has been obtained by sources believed reliable. While KH does not doubt its accuracy, we have not verified it and neither we nor the Owner make any guarantee, warranty or representation of any kind or nature about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example and do not represent past, current or future performance of the property. The value of this transaction to you depends on many considerations, including tax and other factors, which should be evaluated by you and your tax, financial and legal advisors. You and your advisors should conduct a careful and independent investigation of the property to determine to your satisfaction the suitability of the property and the quality of its tenancy for your records.

The Evaluation Material furnished to Buyer will not be used by Buyer for any purpose other than for evaluating a possible transaction involving the Property with the Owner. KH represents the owner and does not allow any sub agency to any other broker. KH has no power or authority in any way to bind the Owner with respect to a transaction involving the Property.

