

13621

Washington St
Thornton, CO 80023

PREMIUM LAND FOR SALE
24 ACRES ON HARD CORNER

INCREDIBLE PARCEL SURROUNDED BY FLOURISHING DEVELOPMENT



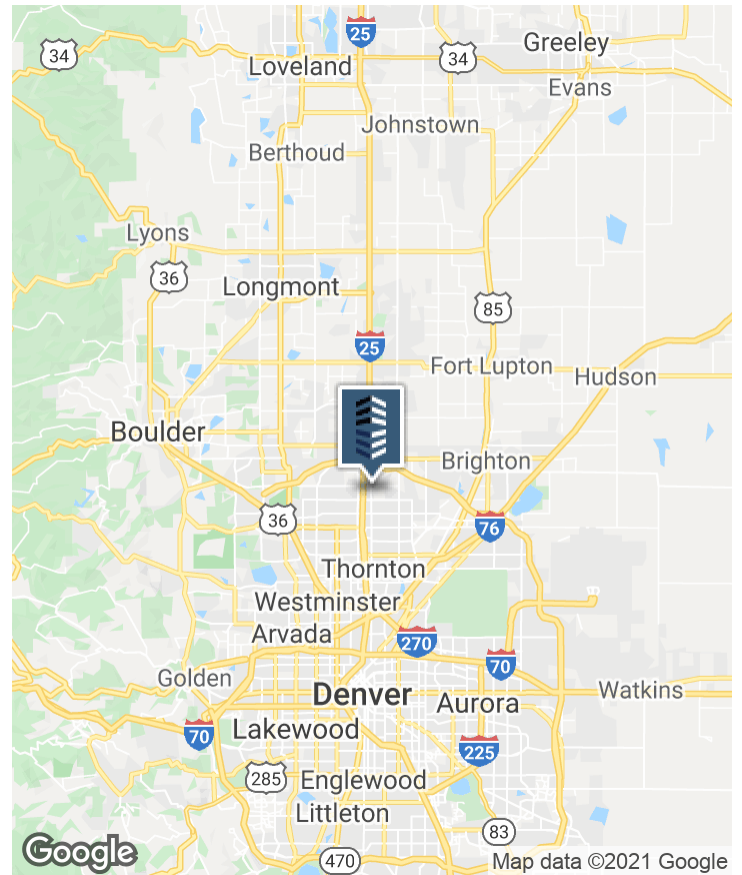
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,700,000 (\$3.65/SF)
Lot Size:	23.23 Acres
Zoning:	Regional Commercial/Regional Mixed Use
Dimensions:	832' X 1,246'
City/County:	Thornton/Adams
Water/Sewer:	City of Thornton
Power:	Xcel Energy
Taxes (2020):	\$38 (AG Designation)

PROPERTY OVERVIEW

Excellent location right on the hard NW corner of 136th & Washington. Located near the new Amazon Campus, Cabela's, Lowe's, and other residential and mixed-use properties. Permissive Regional Commercial zoning allows for many uses, as well as is in the "Green Zone" for cannabis businesses, see uses by right table on the following pages. The site is directly adjacent to the trophy Simon Outlet Mall project. Call Greg with further questions. Site currently has 14 acres of developable land out of any floodplain or wetlands area.

PROPERTY HIGHLIGHTS

- Located at the intersection of 136th Avenue and Washington Street
- Parcel is positioned in the heart of Thornton's master-planned, commercial mixed-use corridor, directly adjacent to the new Simon Outlet Mall
- Permissive Zoning
- All utilities are to site
- Property taxes are incredibly low with continued Agricultural status.

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ADDITIONAL PHOTOS



- **Intent:** Develop areas that attract people from Thornton and the surrounding region. These should include large format office, retail, services, and recreational attractions. High density residential is intended as a supporting use in order to help activate these areas throughout the day.
- **Primary Uses:** Large format retail, office, medical, auto sales, hotels, restaurants, and indoor and outdoor entertainment uses that attract visitors from around the city and region
- **Supporting Uses:** Multifamily, public facilities, senior care facilities, and supporting non-residential uses
- **Density/Scale:** Densities will vary by location. Building heights will typically be between 2-6 stories, but may be higher for proposed projects that provide a major opportunity for enhancing the city's image and identity.
- **Characteristics:**
 - High visibility from I-25 and E-470
 - Targeted infill and/or redevelopment is encouraged in older centers as a way to reduce surface parking lots, introduce complementary uses, and promote a more pedestrian-oriented environment
 - Preserve prominent corners and other highly visible intersections for retail and other commercial uses that will encourage high-level ground floor activity
 - No supporting use may be established before a primary use is built
 - Buffering, screening and tapering intensity to surrounding uses required

Regional Commercial Zoning - Uses by Right
Truck, machinery, heavy equipment sales, service or repair (SUP)
Church
Day care facility
Hospitals and sanitariums
Nursing, convalescent homes and hospices
Schools, public and private Hotels and motels
Financial institution with drive-in window (SUP)
General office Private recreation center, club or area Auto rental
Auto service center
Bar, lounge or tavern
Car wash
Equipment rental
Garage for repair and rebuilding of personal vehicles
Liquor store
Mortuary, funeral home
Motor vehicle fueling station
Motor vehicle pawnbroker
Nursery, garden shop, and plant sales
Pawnshops
Restaurant without drive-in or drive-through
Office showroom/warehouse
Warehouse (SUP)

