

OFFERING MEMORANDUM

**Land Sale:
44 townhomes, Denver Metro**

6320 Kearney Street

Commerce City, CO 80022

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OFFERING MEMORANDUM DISCLOSURE

6320 Kearney Street
Commerce City, Colorado 80022

This Offering Memorandum and the information contained therein is subject to the terms, provisions, and limitations of the confidentiality agreement with which we have provided you, the Buyer. By taking possession of and reviewing the information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the information obtained to any other person or entity except permitted herein.

Fuller Real Estate, LLC has obtained the information used in this package from sources we deem reliable. We have no reason to doubt the accuracy of the information, but neither we, nor the owner, warrant such information. All offers to purchase should be based on independent investigation, analysis, appraisal and evaluation of all facts, circumstances and materials deemed to relevant by the purchaser.

By taking possession of and reviewing the information herein, the Buyer acknowledges that Rachel Colorosa and Zach Schuchman of Fuller Real Estate are acting as Seller's Agents ("Broker"). We will disclose to you all adverse material facts about the property actually known by us. We will assist you without regard to race, creed, sex, religion, national origin, family status, marital status, or handicap. The Buyer acknowledges receipt of the form entitled Brokerage Disclosure to Buyer. (BD-24-10-19)(Mandatory 1-20)

6320 Kearney Street
Commerce City, Colorado



PROJECT SUMMARY

Kearney Townhouses

Address

**6320 Kearney St
Commerce City, CO 80022**

Price

\$4,000,000

PUD Approved (2023)

44 3-Story Townhomes
44 Attached Studios
88 Units Total

Parcels / Lots

44 Total

Total Livable Space

97,400 ± SF

Total Acreage

2.48± Acre Site

Seller Option

The Seller offers the option to acquire **17 of the 44 parcels** for **\$2.0 million**. Buyers seeking full project control may acquire **all 44 parcels**, either through a phased two-step acquisition (higher price) or in a single transaction at \$4.0 million, subject to pricing adjustments in the event of multiple offers or a competitive "bidding" process.

There should be **no requirement or obligation** for a buyer to acquire all 44 parcels if they don't want.



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PROJECT SUMMARY



This investment will develop **44 lots** into four-bedroom, 3.5-bathroom townhomes, each paired with an attached studio unit with a separate entrance and kitchen on the ground level, yielding **88 residential rental units** total (44 studios and 44 three-bedroom / 2.5-bathroom townhomes).

This is a versatile project with build-to-rent or build-to-sell potential, or a combination of both.

Each parcel consists of a townhouse with an attached studio that has a separate entry. Here's what you can expect from each unit:

- Townhouses: 1,662–2,077 sq ft, three stories, four bedrooms, 3.5 bathrooms, and a two-car garage
- Studios: 337–418 sq ft, includes a one-car garage, full bathroom, laundry, kitchen, and a separate private entry

The studios are ideal for additional rental income or living space for a family member, making this property highly attractive to tenants and owners alike. The flexible design helps decrease the financial burden of renting or owning a modern 3-bedroom townhouse with a garage, with the option to sublease the studio.

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PROJECT SUMMARY

44 Townhouses Project Layout

17 Townhouses Option



44 Elite Modern Townhouses + 44 Studios

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PROJECT SUMMARY



2.48 Acre Site

Lot lines are roughly 624' x 172'

**6320 Kearney Street
Commerce City, Colorado**



PROJECT SUMMARY



PROJECT

<https://www.youtube.com/watch?v=g10oE6EwjGI>

VIDEO



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PROPERTY AERIAL

2.48 Acre Site



6320 Kearney Street
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PHOTOS / DRONE FOOTAGE



DRONE AERIAL

<https://denver-real-estate-photography.aryeo.com/sites/bepejqb/unbranded>

VIDEO



**6320 Kearney Street
Commerce City, Colorado**



COMMUNITY



ROWHOMES GREYHOUND PARK

Step inside The Rowhomes at Greyhound Park and picture life on your terms. From modern kitchens to spacious, light-filled layouts, every detail is designed to feel like home, with energy-efficient appliances, spacious patios, private balconies, and functional three-story designs. Whether you're looking for a 1-bedroom apartment, a 2-bedroom apartment, or a flexible 4-bedroom townhome for rent in Commerce City, you'll see how easy it is to find your fit.

<https://www.mygreyhoundpark.com/>



DICK'S Sporting Goods Park

Fields Complex - Stadium - Parking Lots - Private Events

<https://www.dickssportinggoodspark.com/>



Paradice Island Pool at Pioneer Park

<https://www.c3gov.com/Parks-Recreation-Golf/Pool/Paradice-Island-Pool-at-Pioneer-Park>

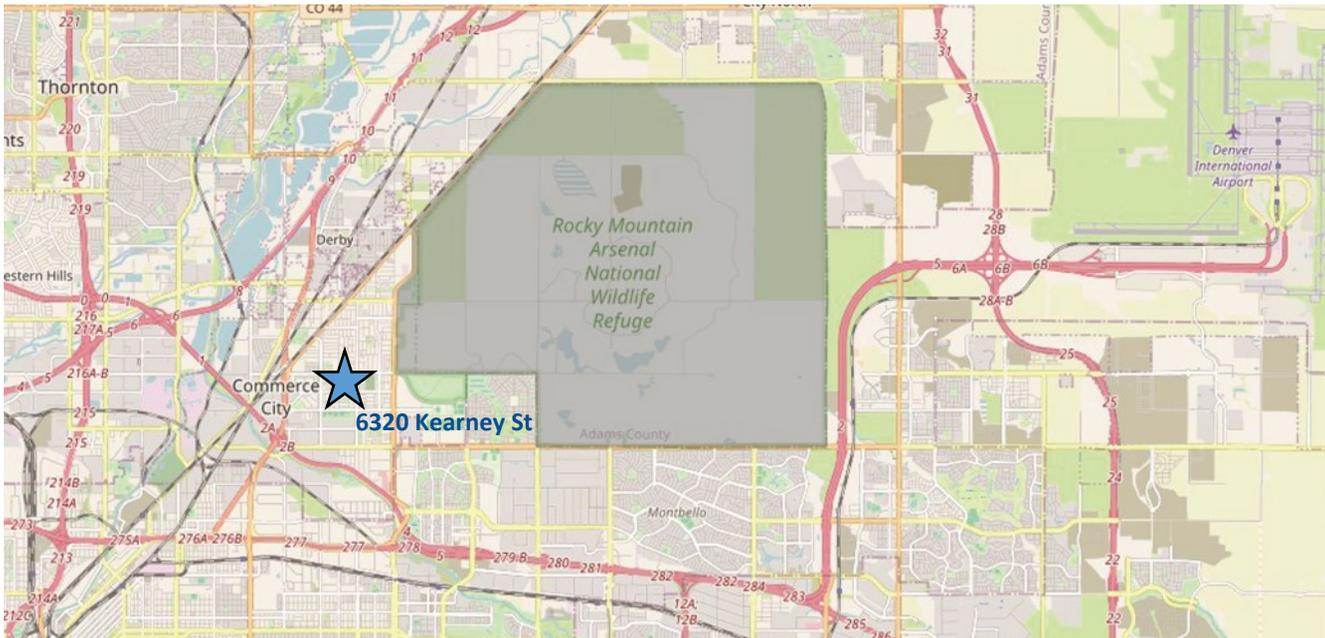
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COMMUNITY



Rocky Mountain Arsenal National
Wildlife Refuge . . .



... Remarkable conservation success story, transforming over 15,000 acres from a WWII chemical weapons manufacturing site into a thriving urban wildlife refuge for over 300 species that offers visitors hiking, wildlife viewing, and educational experiences.

<https://www.fws.gov/refuge/rocky-mountain-arsenal>

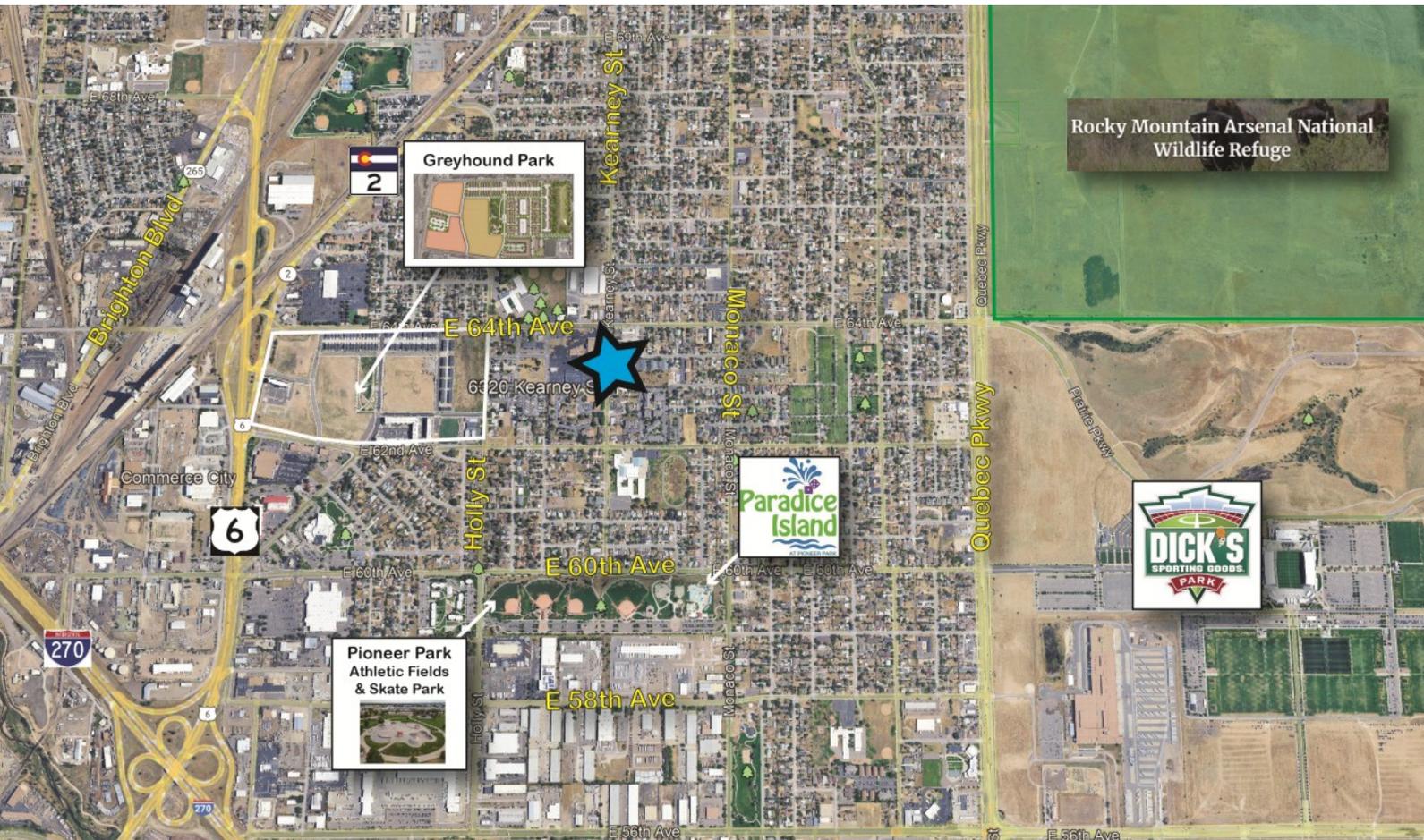
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AREA MAP

COMMERCE CITY IS GROWING RAPIDLY

 6320 Kearney St
Commerce City



-  **2 min → 0.6 Miles**
Greyhound Park,
large scale master-
planned
community
-  **3 min → 0.8 Miles**
Large 2-acre
Paradise pool
complex with
slides, the
Pioneer Skate
Park, and soccer
fields
-  **5 min → 1.7 Miles**
Dick's Sporting
Goods Park
state-of-the-art
soccer stadium/
sports complex
-  **6 min → 2.3 Miles**
Rocky Mountain
Arsenal Wildlife
15,000 Acre
wildlife refuge with
over 300 species

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Commerce City, Colorado

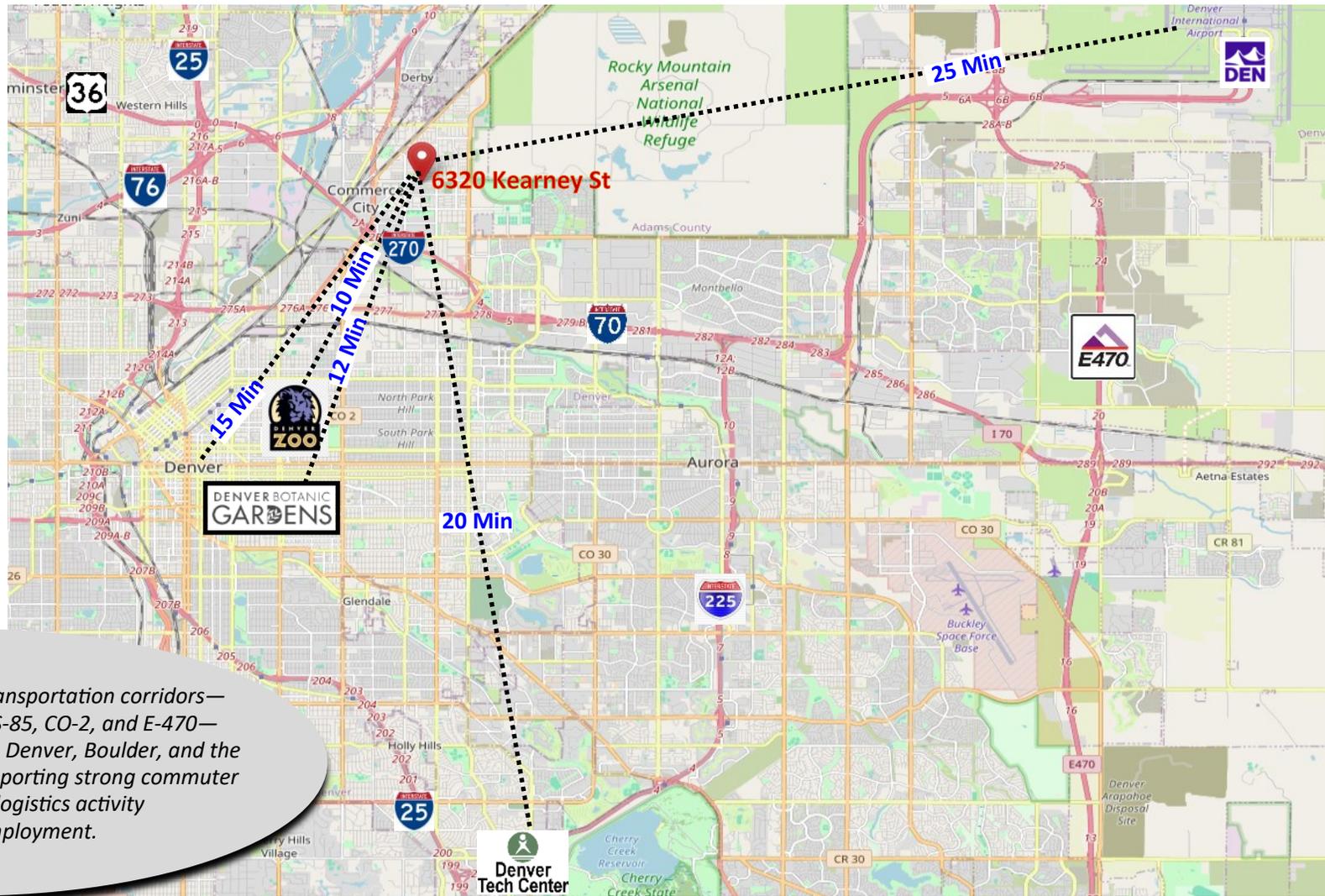
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LOCATION MAP

Commerce City is a rapidly growing area with excellent connectivity and proximity to key destinations.

-  **10 min** → Denver Zoo
-  **12 min** → Botanic Gardens
-  **15 min** → Downtown Denver
-  **25 min** → Denver International Airport
-  **20 min** → Denver Tech Center

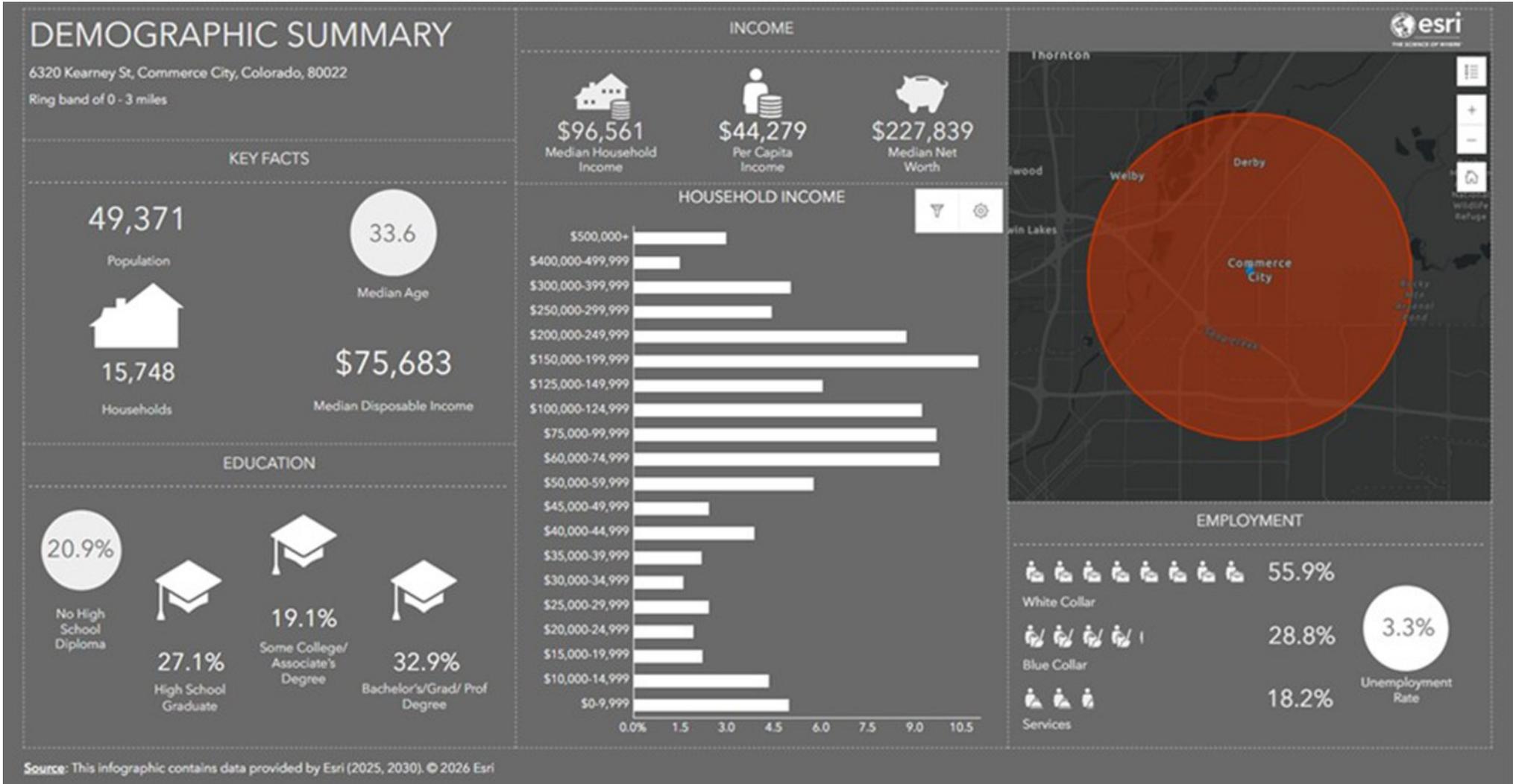
The city is served by major transportation corridors—including I-70, I-270, I-76, US-85, CO-2, and E-470—providing direct connectivity to Denver, Boulder, and the broader Front Range while supporting strong commuter access and regional logistics activity and logistics employment.



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AREA DEMOGRAPHICS



6320 Kearney Street
Commerce City, Colorado



COMMERCE CITY / ADAMS COUNTY

Commerce City/Adams County is experiencing major redevelopment, positioning the Kearney Townhouses Project to benefit directly from the area's ongoing growth.

Watch overview video by Adams County/Commerce City:

<https://www.youtube.com/watch?v=8WbNbEnsgl0>



Why Your Business Should Consider Adams County



Why Your Business Should Consider Adams County

The Northeast Quadrant is expected to continue to be the fastest-growing Quadrant in the Metro Area (2.6% annual population growth and 3.4% annual employment growth).

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COMMERCE CITY / ADAMS COUNTY



Mile High Greyhound Park Development (rendering photo):

Mile High Greyhound Park Development: Just 1 block west of the Kearney site- the 65 acres Greyhound Park development, will positively impact the entire area and the Kearney project specifically. Work on the new \$300 million neighborhood, aptly named Greyhound Park Development, began in the fall and will continue over the next few years. The first structure to go was the 223-unit affordable apartment building called The Landing at Greyhound Park as well as single-family houses, townhomes and market-rate apartments. The retail portion of the site will include sit-down restaurants, coffee shops, educational amenities, and much more. A 3-acre park is also planned as a community centerpiece. The city has projected that at completion, Greyhound Park Development will create nearly 1,500 permanent jobs and generate \$65.4 million in income annually. See google map screenshots showing proximity to the Greyhound park development from the Kearney project (3 minutes away), grocery shops like Walmart and King Soopers (3 minutes drive), Soccer field/ Dick's Sporting Goods Park/ Pioneer Park & Paradise Island City's Outdoor Game-themed Leisure Pool- 2 acres and one of it's kind (3 minutes away).

Additionally, the project will directly benefit from the City's infrastructure investments currently underway, including parks, trails, and roadway improvements. Current market vacancy is minimal, with projections indicating steady operating performance.

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MARKET SUMMARY / AREA OVERVIEW

The City of Commerce City is a home rule municipality located in Adams County, Colorado. It is the 18th most populous municipality in Colorado, situated north of Denver. Commerce City is a part of the Denver–Aurora–Lakewood, CO Metropolitan Statistical Area and the Front Range Urban Corridor, exhibiting a mixed residential and industrial community character. It is notable for an oil refinery with a capacity of 90,000 barrels per day, operated by Suncor. The housing stock in Commerce City is varied, comprising primarily of single-family homes, townhouses, and condos/coops.

Commerce City offers a growing retail and business environment. It features a mix of local businesses and entrepreneurs alongside national headquarters and larger companies (over 1,300 companies call Commerce City home). Retail, hospitality, and leisure are recognized growth sectors. Commercial activity includes grocery stores, restaurants, beauty salons, auto repair, and a variety of service-oriented businesses. Notable examples include Les Schwab Tire Center and various local dining spots. New businesses are continuously being added, reflecting a dynamic commercial landscape. Recreational opportunities are abundant in Commerce City. It is home to Dick's Sporting Goods Park, a major soccer stadium that hosts the Colorado Rapids of Major League Soccer. The city also boasts the nation's largest urban wildlife refuge, the Rocky Mountain Arsenal National Wildlife Refuge, where visitors can spot diverse wildlife such as bison, owls, bald eagles, and mule deer. Commerce City residents enjoy access to 840 acres of open space.

Commerce City, Colorado offers a compelling setting for multifamily development because it sits at the nexus of regional mobility and job growth. **The city is ringed by major corridors—I-70, I-270, I-76, US-85, CO-2, and E-470—linking residents to Denver, Boulder, and the broader Front Range, while carrying substantial commuter and freight traffic that underpins local logistics employment.** It is also near one of the nation's busiest airports: Denver International is roughly 14 miles away in a straight line (about 21 miles driving), expanding access to jobs and travel for residents. Population growth has been robust: the city increased by more than 36% from 2010–2020 and has continued to grow since, with an estimated 68,000+ residents in 2023—evidence of sustained housing demand within the Denver metro. Local planning frameworks also support orderly growth; Commerce City's comprehensive plan guides land use, annexation areas, and long-term development decisions, providing predictability for multifamily entitlements and investment.



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UPON REQUEST



Reports Available Upon Request:*

- Environmental Phase I
- Geotech/soils
- Approved PUD
- Final Plat Approved and Recorded
- Master Models for buildings 1-3 are fully compliant with newest vertical code requirements
- Master Models for buildings 4-10 are duplicable, allowing for an efficient and fast construction rollout as needed
- Permits, Drawings, Submittals, Approvals, Renderings
- 2025 Appraisals
- Water Information
- Parking Information
- Rental/Sales Analysis

**All such information is provided for general planning purposes only and is not a warranty.*

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OFFERED BY

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The information contained herein was obtained from sources believed to be reliable; however, Fuller Real Estate makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. Subject to errors, omissions, changes of price, prior sale, or withdrawal from market without notice.

BROKERAGE DISCLOSURE



Fuller Real Estate, LLC
5300 DTC Pkwy, #100
Greenwood Village, CO 80111
(303) 534-4822

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
(BDB24-6-24) (Mandatory 8-24)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as:

6320 Kearney Street, Commerce City, CO 80022

or real estate which substantially meets the following requirements:

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

Customer. Broker is the seller's agent seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: Show a property Prepare and convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

Customer for Broker's Listings – Transaction Brokerage for Other Properties. When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

Transaction Brokerage Only. Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer.

Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS BROKERAGE DISCLOSURE TO BUYER IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document on _____

Buyer

Buyer

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Buyer) with

this document via _____ and retained a copy for Broker's records.

Brokerage Firm: Fuller Real Estate, LLC


Broker Rachel Colorosa and Zach Schuchman