

# INFILL RESIDENTIAL SITE

## ADAMS COUNTY SWC 144TH AVE & CHAMBERS

±80 ACRES | CURRENT ZONING A-2

CAN ANNEX INTO BRIGHTON

BRIGHTON WATER & SEWER  
ADJACENT TO PROPERTY

TOPOGRAPHY - FLAT

PROPOSED USES: SENIOR LIVING,  
RETIREMENT COMMUNITY MULTI  
FAMILY, ASSISTED LIVING SINGLE  
FAMILY RESIDENTIAL



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# AREA HIGHLIGHTS: BRIGHTON

The Brighton area is predominately a housing community with several large employers such as, Vestas, Haliburton, Adams County Government and Platte Valley Medical Center. Brighton has nearly doubled in size in the last decade, and is projected to grow approximately twenty percent in the next five years. This growth presents an opportunity for repositioning land for residential development. Home builders see an opportunity to buy tracts of the land and develop small to medium sized communities. The housing costs in Brighton remain to be one of the most affordable in the Denver Metro Area. Median value of owner-occupied homes in Brighton is \$310,000 with a home-ownership rate of 71%. Residents can choose from a variety of housing options throughout the area. Brighton offers a culturally diverse population, with a high level of citizen involvement. The median age is 33.1, with a household median income of \$65,544 which positions the City two percent higher than the state average and 16 percent higher than the national average. The close proximity to the Prairie Center, Bromley Lane and Downtown Brighton offers many choices for amenities to the residents in the area. The easy access to highways to get to Downtown Denver (twenty minutes) and other places in the Metro area is a big benefit. The close proximity to the Denver International Airport (twenty minutes) is very attractive for new housing developments. The employment in an around the airport is over 50,000 employees. Brighton is a strong community offering many choices for entertainment, celebrations, housing and employment.



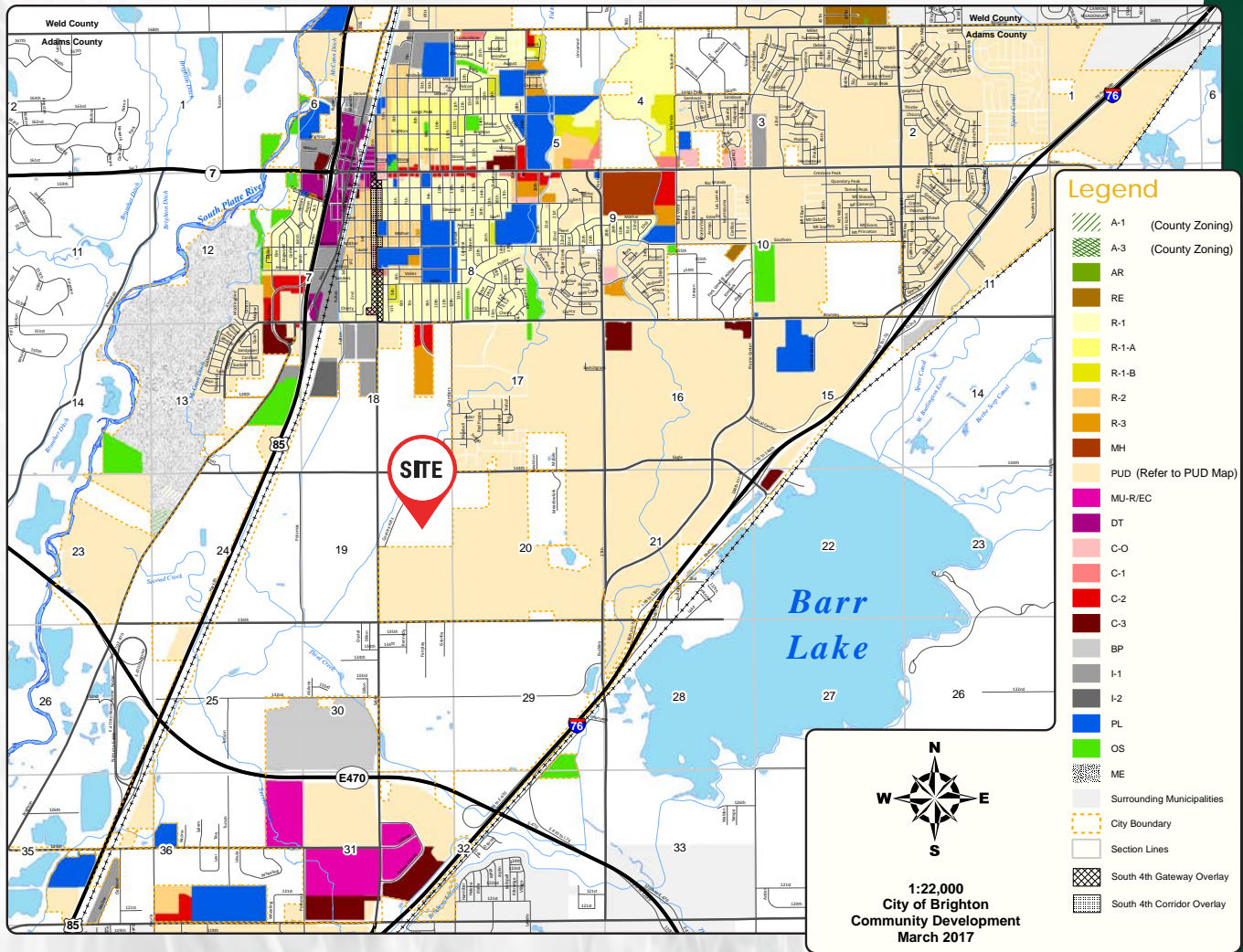
## DEMOGRAPHIC INFORMATION

POPULATION	1 MILE	3 MILE	5 MILE
2019 Total Population	1,580	34,387	73,712
2024 Total Population	1,956	37,484	83,595
HOUSEHOLDS			
2019 Households	639	10,663	23,194
2024 Households	775	11,347	25,805
INCOME			
2019 Median Income	\$66,303	\$63,522	\$83,427
2024 Median Income	\$79,249	\$74,205	\$100,165





# CURRENT AREA ZONING MAP



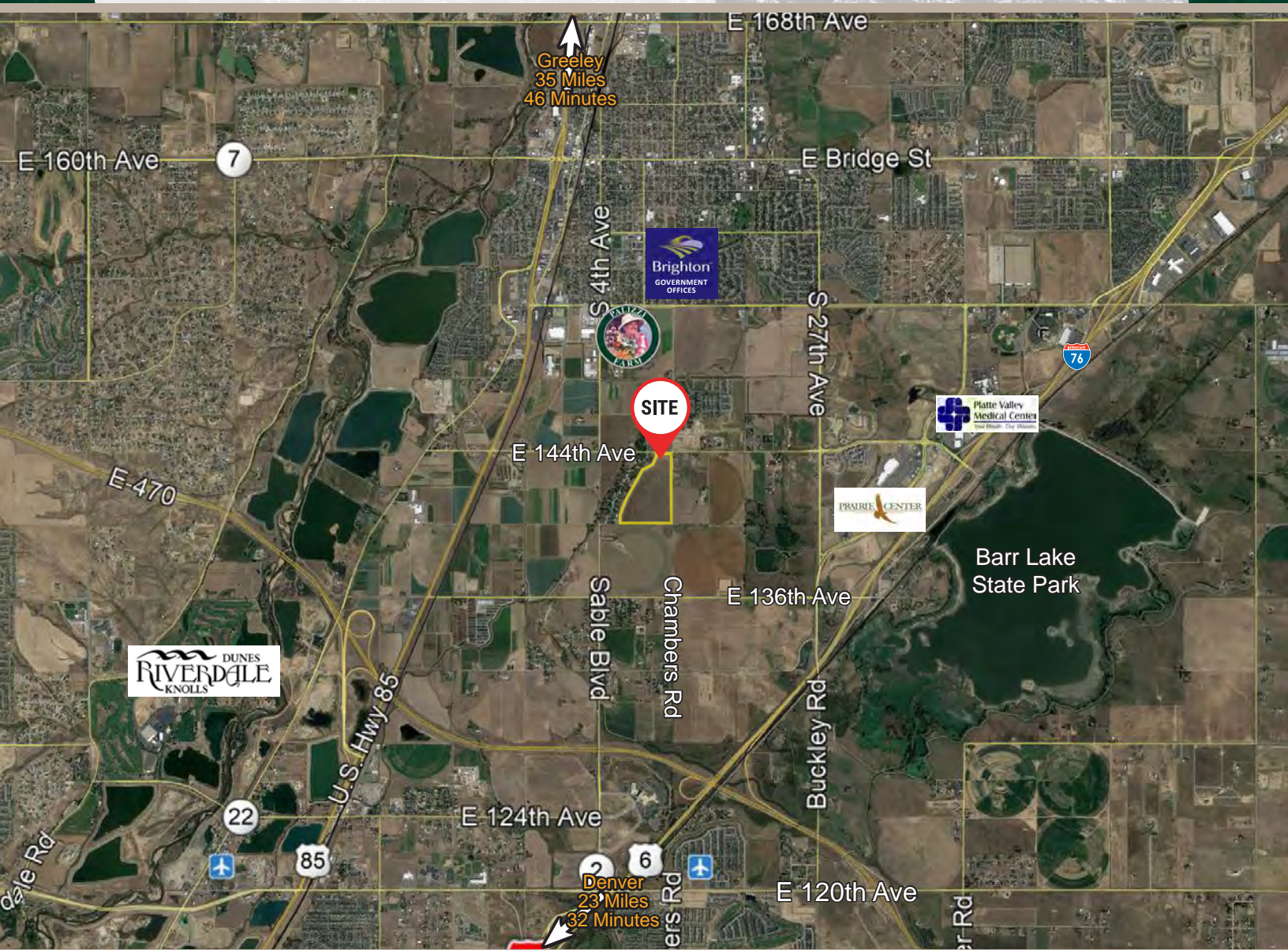


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**ADDRESS:**  
SWC 144th Ave & Chambers

**SIZE:**  
+/- 80 Acres

**ZONING:**  
A-2 Adams County



1800 Larimer Street, Suite 1700, Denver, CO 80202

[nrmk.com](http://nrmk.com)

**For information, please contact:**

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