



6 ACRES

Thornton Land

THORNTON PKWY & COLORADO BLVD | THORNTON, 80229



\$2.5 M

Land in Thornton at the intersection of highly trafficked Thornton Parkway & Colorado Boulevard.

property Overview

Don't miss your chance to buy this prime commercial real estate in Thornton for under \$10 per square foot. With two nearby apartment complexes and another proposed project on the 14 acres to the south, this site will benefit from great population density. Most commercial uses would be supported by the City, including gas stations, liquor stores, drive thru restaurants and car washes. The Seller has done a lot of design and engineering work and would be happy to pass this over to the new owner.



ACCESS

Approved access points off Welby Rd, Thornton Pkwy & Colorado Blvd



LAND SIZE

6.05 AC



ZONING

Planned Development

area Demographics

	2 MILES	5 MILES	10 MILES
POPULATION	48,617	266,376	981,065
HOUSEHOLDS	16,651	94,243	388,194
H.H. INCOME	\$82,125	\$87,661	\$106,850
AVG. AGE	35	35	37
TRAFFIC COUNTS	E 120th Ave @ Grant Street I-25 @ E 120th Ave		40,559 VPD 133,356 VPD



zoning Information

DESIGNATION

Planned Development(PD)

DESCRIPTION

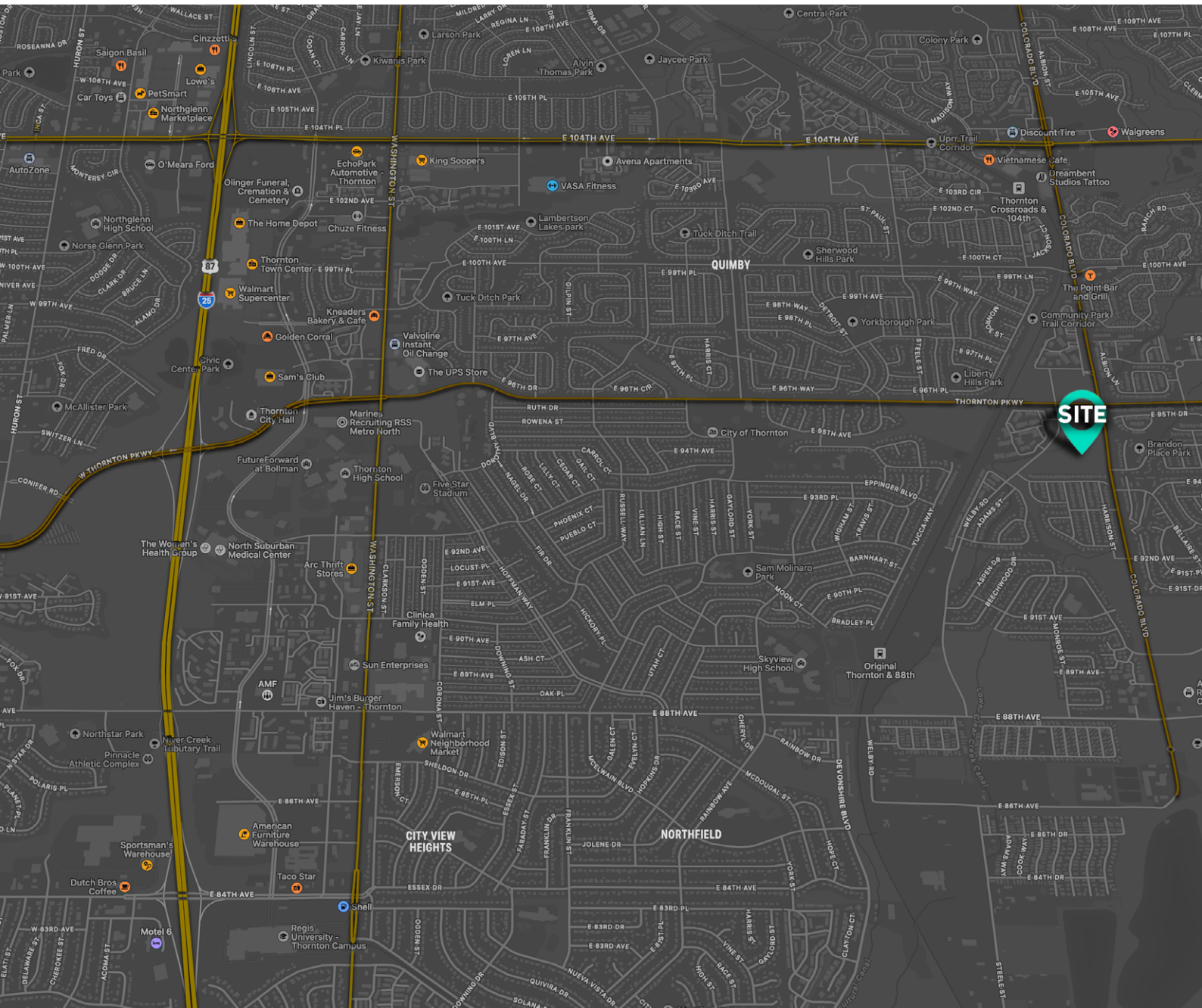
Planned Development (PD) districts are intended to encourage creative, innovative, and/or mixed use development, and to insure and promote land use compatibility and harmony for land that is to be planned and developed as a whole in a single development operation or a programmed series of development phases.

POTENTIAL USES

- Animal Clinic
- Bar
- Business School
- Catering Service
- Financial Institution
- Office
- Restaurant
- + More

[For more information on zoning, see the city of Thornton's development code.](#)

<https://www.thorntonco.gov/government/citydevelopment/Pages/zoning.aspx>



aerial map & competition

Thornton is the 6th largest city in Colorado and about to become 5th largest. Thornton has a current population of just under 150,000 people and will likely grow to about 242,000 by 2065. Thornton has also become a destination for primary employers and regional retail has discovered Thornton as a successful base of operations. Builders and Developers have found Thornton to be a desired location for a variety of new housing opportunities. Only half built-out, Thornton has over 1,400 acres of greenfield sites ready for development. With over \$375 million in quality development recently opened or started along the I-25 corridor, the city is experiencing unprecedented growth. Our central location at the center of Denver's transportation network lends us all the amenities of the Metro area and a workforce of over 3 million to draw from. Ongoing infrastructure improvement projects ensure the city is ready for further development now and in the future. www.thorntonco.gov



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