

4.65 ACRES FOR SALE

# TOD MIXED-USE LAND

WELBY ROAD AND 88TH AVENUE, THORNTON, COLORADO



## TRAINS ARE RUNNING

RTD has begun testing the N Line.



## FOR SALE 4.65 ACRES

\$14.00 PER SF - \$2,836,148



AERIAL OF SITE

## PROPERTY HIGHLIGHTS

- Adjacent to North Metro Rail Line (estimated opening 2020)
- Thornton comprehensive plan calls for residential mixed-use
- Water and sewer from the City of Thornton
- Gas and electric provided by Xcel
- Rare opportunity for TOD residential development on the N Line at the 88<sup>th</sup> station

## SALE INFORMATION

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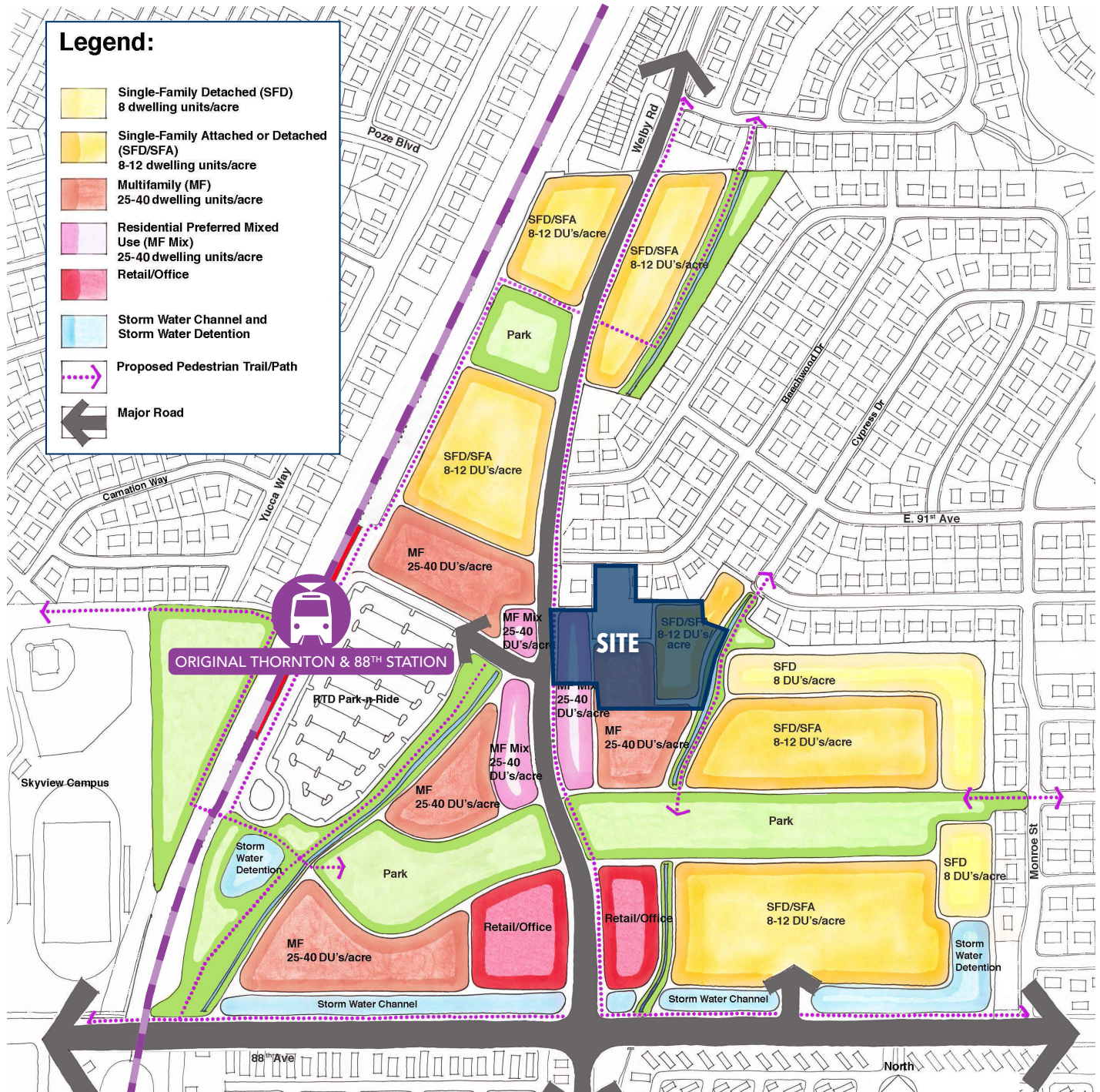


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# PREFERRED ALTERNATIVE FOR ORIGINAL THORNTON AT 88TH STATION AREA

The preferred alternative is based on the long-term planning vision for this area and is intended to create a rich mix of land uses within convenient walking distance of the station. It was defined through multiple working sessions with city staff, stakeholders, and public input, and is planned to meet the forecast market absorption rates for this area. The preferred alternative is an example of how TOD could evolve in the station area. Actual development will depend heavily on the local economy and real estate market, local developer response to those market conditions, incentives that may be offered by the city as well as RTD investment and construction.

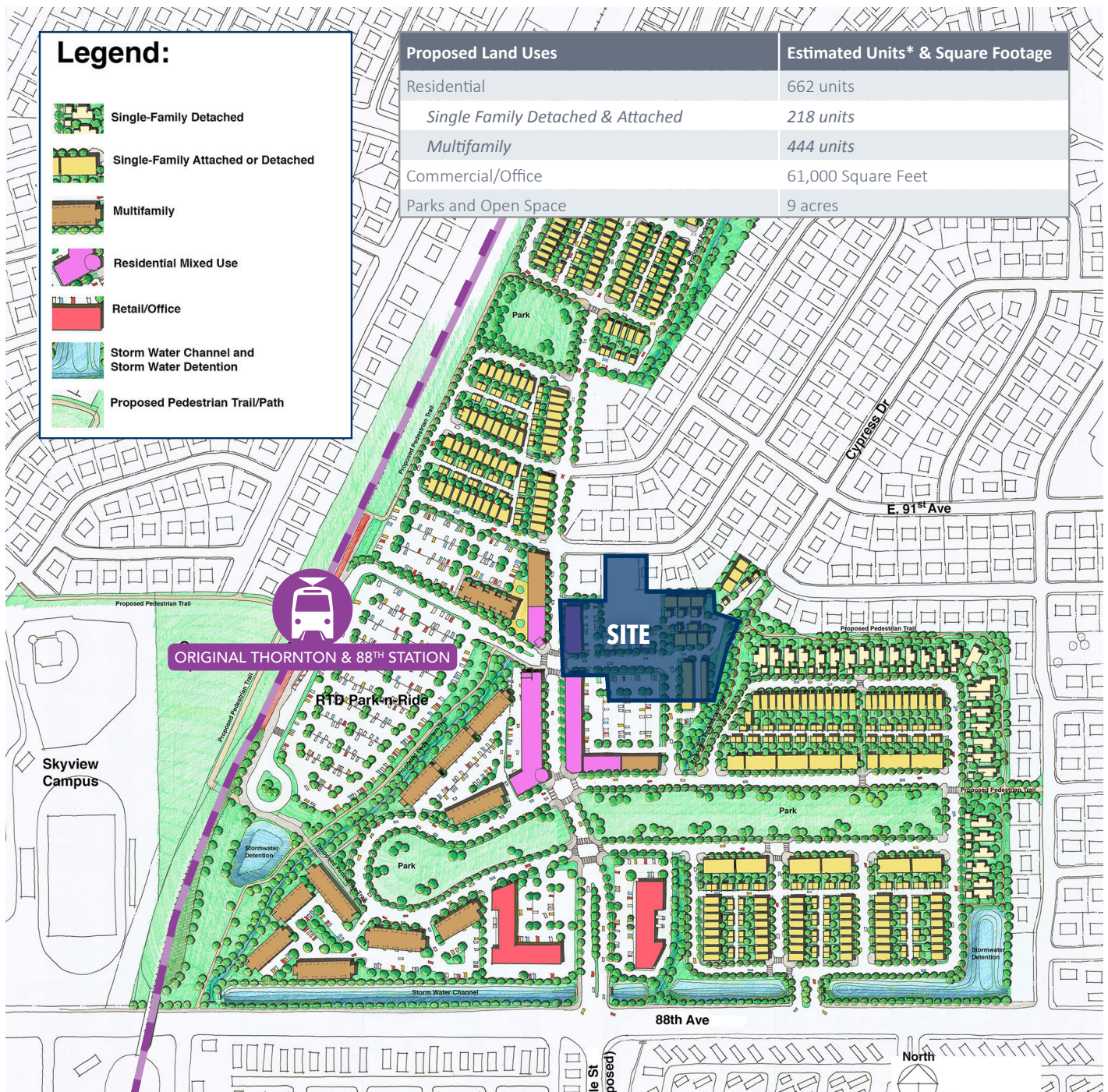


Source: City of Thornton, Original Thornton at 88th Station Area Master Plan



# CONCEPTUAL BUILD-OUT OF PREFERRED LAND USE ALTERNATIVE (REPRESENTATIONAL ONLY)

Land uses planned for the station area are primarily residential, with the highest density multifamily uses located adjacent to the station and residential densities stepping down as they near the surrounding neighborhood. The table below summarizes the types of land use for the Original Thornton at 88th station area and provides an estimate of the number of units that may be developed based on a conceptual build-out. Actual unit count will vary depending on the density, road configuration, amenities, and other development requirements.



Source: City of Thornton, Original Thornton at 88th Station Area Master Plan