

I-76 Commercial Land for Sale

Part of 2,000 Acre Master Planned Community - Prairie Center

**16500 EAST 132ND AVENUE,
BRIGHTON, COLORADO**

Area

509 Acres

City/County

Unincorporated Adams

LAND FOR SALE

Property Highlights

- Industrial and commercial zoning for mixed-use development
- SID in place and Brighton annexation approved
- Part of 4,000 acre master planned community Prairie Center
- Located at the northwest corner of I-76 and E-470



For information, please contact:

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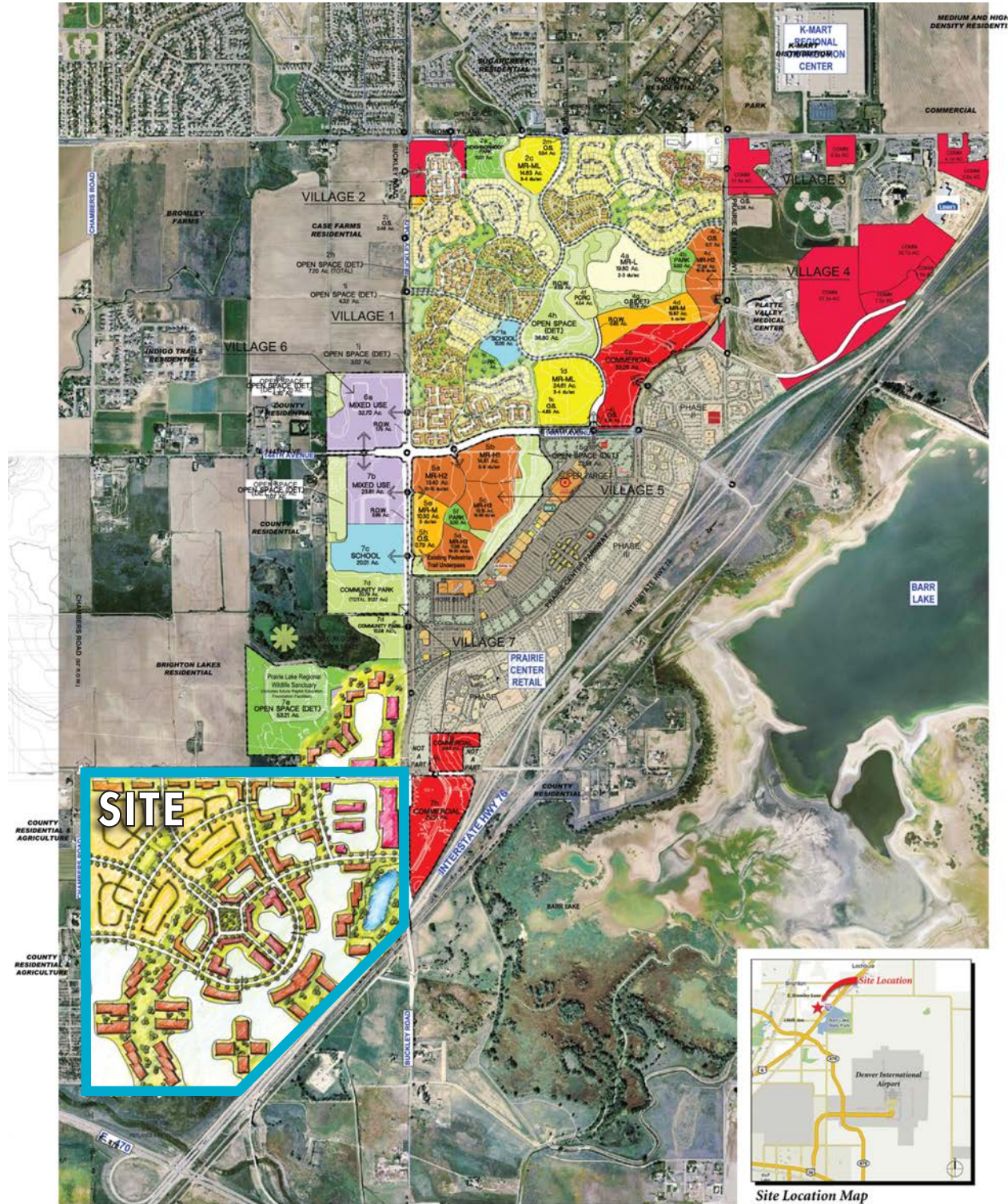
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PRAIRIE CENTER\16500 EAST 132ND AVENUE,BRIGHTON, CO



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PRAIRIE CENTER\16500 EAST 132ND AVENUE,BRIGHTON, CO

Details

Site Available: 509 Acres

Zoning: Agricultural- Commercial Zoning Regional

City/County: Unincorporated Adams

Commerce & Urban Activity Center

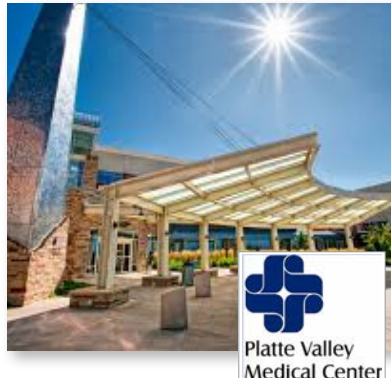
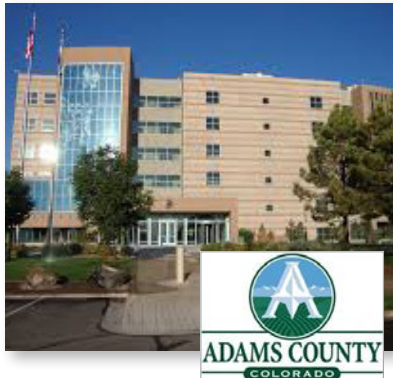
Property Description

Located at the northwest corner of I-76 and E-470, this 509-acre site is just 20 miles northeast of Downtown Denver and 9 miles from Denver International Airport. This site is part of the 2,000-acre master planned community, Prairie Center, in Brighton, Colorado, which will include more than two million square feet of retail/commercial development and more than 2,000 homes at full buildout.

The additions of Adams Crossing, two Vestas manufacturing plants, Adams County Justice Center and the Platte Valley Medical Center have provided an enormous, positive impact on the future growth of the region. Given this site's visibility and ease of highway and airport access, the ground at Prairie Center is well positioned for the development of a thriving future mixed-use park.

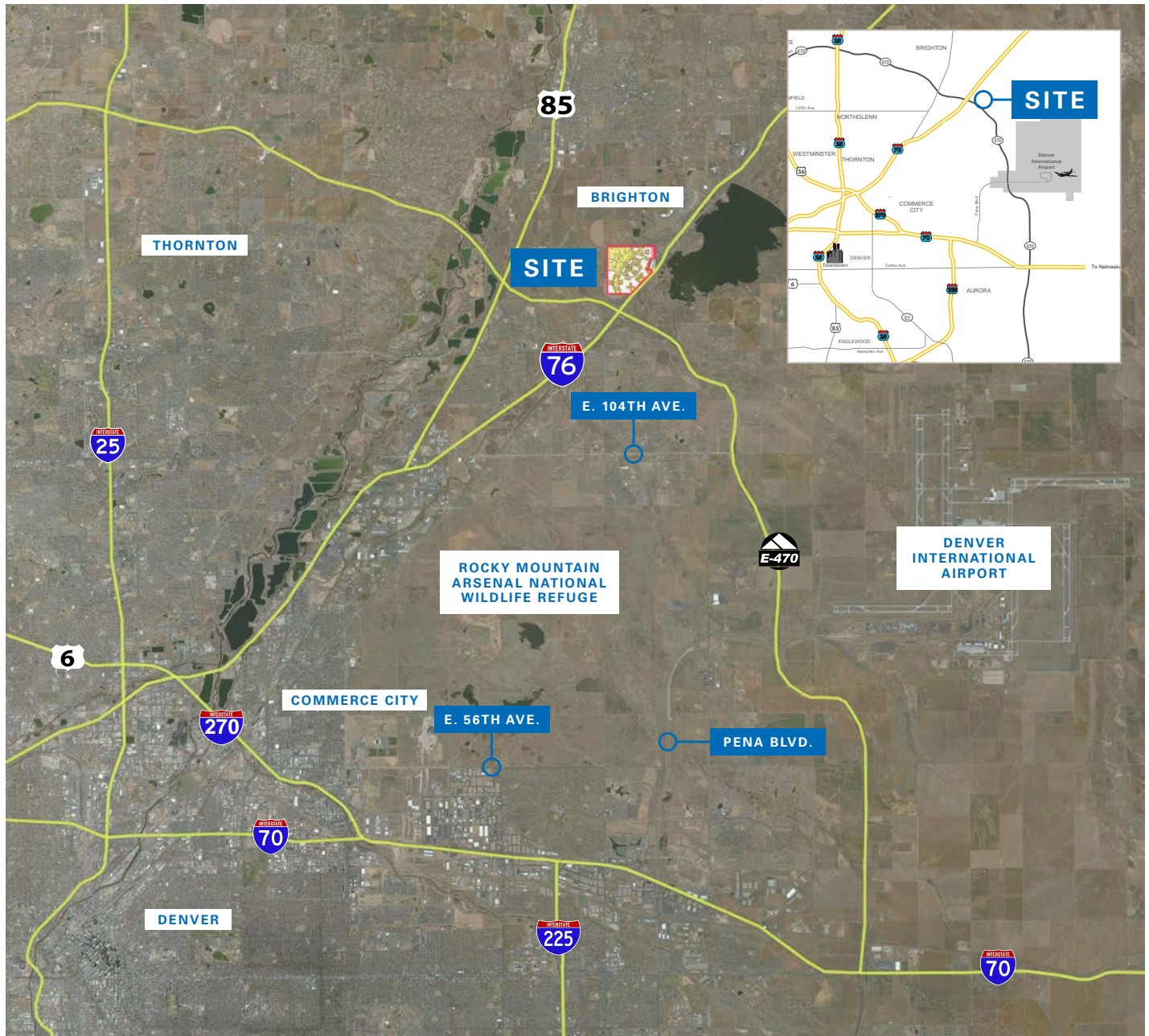
City of Brighton

The City of Brighton is one of the fastest growing communities in the region. Since 1990, Brighton's population has more than doubled and more than 750 new businesses have located here. Nearly \$150 million in commercial and industrial development have occurred in the past eight years. Vestas America has built a blade nacelle manufacturing factory in Brighton employing 500 people. New high-profile projects will draw even more attention to the area. E-470 and Denver International Airport provide excellent access and distribution opportunities for businesses.



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