

AVAILABLE FOR SALE

~~\$1,520,244 (\$10.00/SF)~~

**\$1,185,000 (\$7.79/SF)**

SITE SIZE

3.49 AC

PROPERTY TYPE

Commercial Land

NEIGHBORHOOD

Commerce City

ZONING

PUD

PROPERTY INFORMATION

Randy Swearingen with Kentwood Commercial proudly presents 15955 E 120th Avenue: A fabulous commercial development site in Commerce City. The site offers 3.49 acres of commercial land that can be subdivided into three parcel options. Fantastic location on E 120th Avenue, surrounded by brand- new, under construction and planned development with easy access to I-76 , E-470 and Highway 85!



**Kentwood**

Commercial

**Motivated Seller -  
Will Consider All Offers!**

# 15955

E 120TH AVENUE | COMMERCE CITY

**PRICE REDUCED!!**



# 15955

E 120TH AVENUE | COMMERCE CITY

## Community Highlights & Development

### › SURROUNDING RESIDENTIAL COMMUNITIES

**Outlook:** 361 Single-Family Homes & 114 Condominiums

**The Villages at Buffalo Run:** 637 Single-Family Homes

**The Highlands at Buffalo Run:** 165 Single-Family Homes

**Buffalo Mesa:** 468 Single-Family Homes

**Reunion:** 2,000+ Residences (Planned for 10,000+)

**Buffalo Run Golf Course** - Located across the street, Buffalo Run Golf Course was designed by renowned golf course architect Keith Foster, Buffalo Run measures 7,411 yards from the back tees and 5,277 yards from the forward tees with a par of 72.

› **Great Location** - Located on a desirable corner lot with fantastic visibility and high traffic counts of 17,349 average vehicles per day. Easy access to I-76 and E-470, and nearby Highway 85, as well as a 12-minute drive to DIA.



# 15955

E 120TH AVENUE | COMMERCE CITY

## Area Demographics & Map Overview



### Population (2022)

1 Mile	5,718
3 Mile	32,623
5 Mile	64,720



### Households (2022)

1 Mile	1,973
3 Mile	10,707
5 Mile	21,609



### Average Household Income (2022)

1 Mile	\$151,086
3 Mile	\$129,355
5 Mile	\$114,974



## Randy Swearingen

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