



GENESEE
COMMERCIAL
GROUP, LLC

FOR SALE | LAND

96th & Willow Ct.

Commerce City 80640

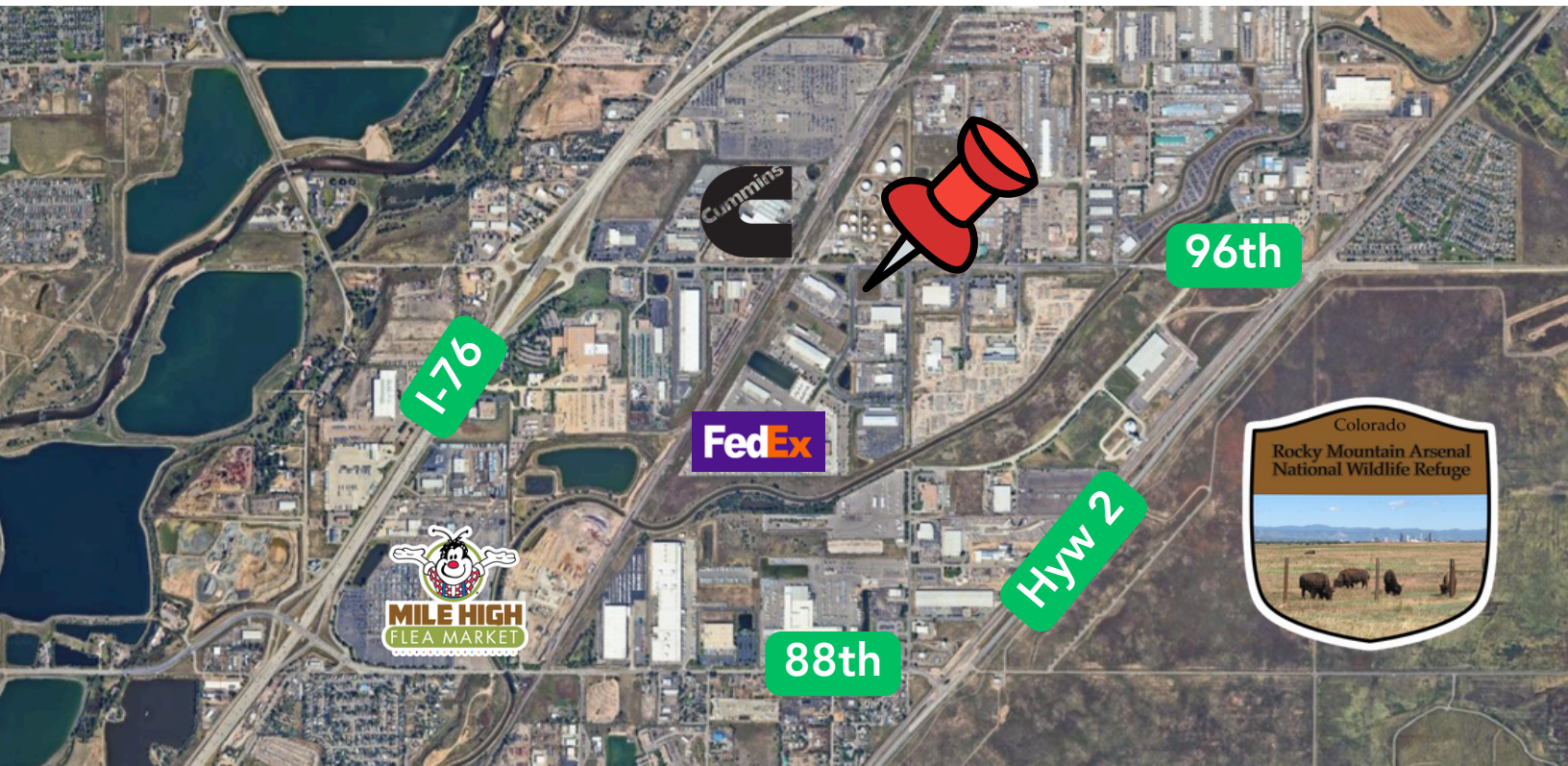


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Land Specifications

Sales Price:	\$1,750,000
Lot Size:	2.81 Acres
Jurisdiction:	Commerce City
Site:	Lot 1, Tract F
Traffic Counts:	96th Ave = 10,000 vpd
Traffic Counts:	I-76 = 85,000 vpd
Utilities:	At Site
Topography:	Flat
Zoning:	Marty Farms PUD



Property Summation

Current zoning allows for Fast Food, machinery sales, retail sales, auto sales.

The site is fully entitled and the following are available

- Phase 1 Environmental Study
- Soils Report
- Drainage Study
- Utility Overlay
- Traffic Study

The Prime development parcel located along the busy 96th Ave commercial corridor offers the mixed-use developer the opportunity to build a quality project in the heart of the Commerce City Industrial Submarket. With exceptional frontage on 96th Ave, this site is centrally located to I-76, I-70 and Hwy 2.

Marty Farms provides raw water development ERU's. The transfer of ERU's to be paid by the Buyer.

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