

LAND FOR SALE

12593-12599 COLORADO BLVD, THORNTON, CO 80241

12593 COLORADO BOULEVARD, THORNTON, CO 80241



FOR SALE

TRINITY TEAM @ KELLER WILLIAMS

11859 PECOS ST., Suite #200
Westminster, CO 80234



Each Office Independently Owned and Operated

PRESENTED BY:

ERIC FRITZKE

Commercial Broker

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HOPE SAWYER

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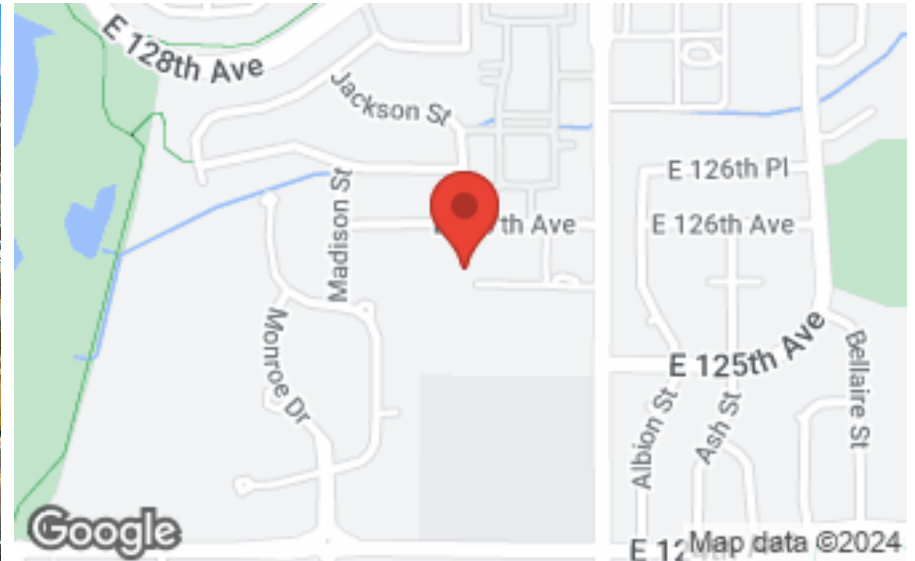
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EXECUTIVE SUMMARY

12593 COLORADO BOULEVARD



OFFERING SUMMARY

PRICE:	\$2,800,000
LOT SIZE:	3.68 Acres
PRICE /S/F	\$17.47
ZONING:	Residential / Agricultural

Property Description

Prime Development Opportunity in Thornton, CO - 3.68 Acres for Multifamily Properties! Unlock the potential of 3.68 pristine acres in Thornton, Colorado, an ideal canvas for the creation of a thriving multifamily community. This strategic parcel is perfectly situated to meet the growing demand for modern living spaces in this dynamic and vibrant city. Nestled in Thornton, a city renowned for its community spirit and strategic growth, this parcel is strategically located near major transportation arteries, shopping centers, schools, and recreational amenities. Spacious and Versatile: With 3.68 acres at your disposal, envision a multifamily development that caters to various housing needs. Planning & Zoning: The land is zoned Residential / Agricultural with site plans for multifamily development, offering a path for development. Take advantage of the city's commitment to fostering growth and innovation in housing solutions. Amenity-Rich Environment: Create a lifestyle destination with nearby green spaces, walking trails, and community amenities that enhance the quality of life for future residents. Investment Potential: The thriving real estate market in Thornton, coupled with the increasing demand for multifamily properties, presents an excellent investment opportunity for developers and investors alike.

Location Overview

Thornton is not just a city; it's a community that values progress while maintaining its unique character. Residents enjoy a high quality of life, excellent schools, and proximity to Denver, making it an attractive location for families, professionals, and individuals seeking a balanced lifestyle.

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PROPERTY PHOTOS

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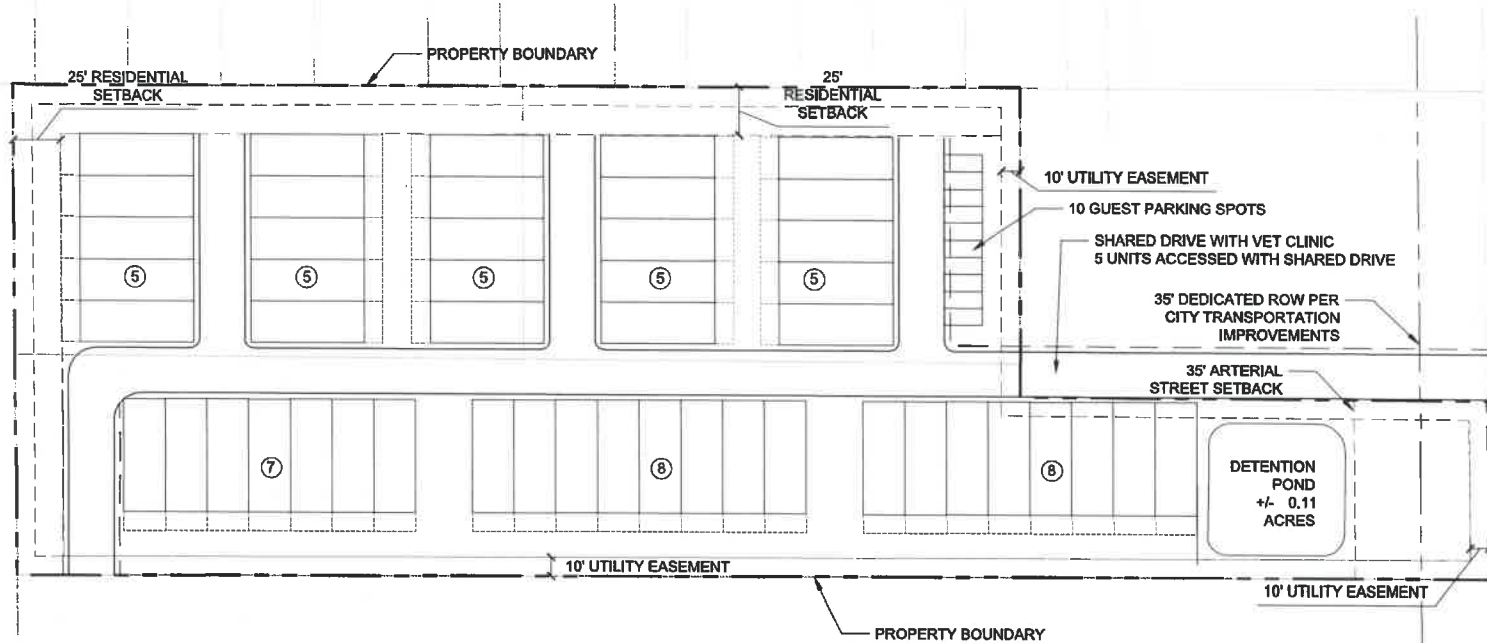
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PROVIDED:

- 48 UNITS AT 22' WIDE X 60' DEEP
- REQUIRES SHARED DRIVE WITH VET CLINIC AND SHARED ACCESS FOR 5 UNITS
- 1540 SF MINIMUM LOT SIZE
- ASSUME 1,000 SF FLOOR AREA PER UNIT
- EACH UNIT HAS 2 CAR GARAGE
- 10 PARKING SPACES (10 REQUIRED)

CITY OF THORNTON CODE

- CURRENT ZONING: AGRICULTURE (REF: THORNTON ZONING MAP)
- PUD ZONING REQUIRES MINIMUM LOT SIZE (RESIDENTIAL USE) OF 950 SQ.FT./DU. MINIMUM FLOOR AREA OF 500 SQ.FT./DU. 10' MINIMUM FRONT YARD SETBACK & 0' FOR SIDE AND REAR. 75% MAX LOT COVERAGE. MAXIMUM 25 D.U PER ACRE (REF: SEC-18-42 THORNTON CITY CODE)
- DUPLEX REQUIRED PARKING IS 2 SPACES PER D.U. AND 1 OF THE 2 TO BE ENCLOSED WITHIN THE STRUCTURE OF THE LOT. TOWNHOMES REQUIRE 1 SPACE FOR EACH 500 SQ. FT. OF FLOOR AREA, UP TO A MAX OF 3 FOR EACH D.U. 1 GUEST SPACE SHALL BE PROVIDED PER 5 D.U. THROUGHOUT THE SITE. (REF: SEC-18-596 PART VIII.C THORNTON CITY CODE)
- EACH INDIVIDUAL SINGLE-FAMILY ATTACHED TOWNHOUSE SHALL PROVIDE A PRIVATE OUTDOOR PATIO OR DECK AREA WITH MINIMUM FLOOR AREA DIMENSIONS OF AT LEAST SIX FEET BY TEN FEET. (REF: SEC 18-471.1.C THORNTON CITY CODE)
- NO MORE THAN EIGHT TOWNHOUSE UNITS MAY BE ATTACHED IN ANY SINGLE ROW OR BUILDING CLUSTER. (REF: SEC-18-471.1.D THORNTON CITY CODE)
- THE DISTANCE BETWEEN ALL RESIDENTIAL STRUCTURES IS A MINIMUM OF 30 FEET. (REF: SEC-18-471.2.O THORNTON CITY CODE)
- NO LESS THAN 20 PERCENT OF THE GROSS LAND AREA, LESS THE LAND TO BE DEDICATED FOR STREETS, SHALL BE REQUIRED TO BE LANDSCAPED. (REF: SEC-18-543.B.2 THORNTON CITY CODE)
- A MINIMUM 8" WATERLINE IS TO BE LOOPED THROUGH THE SITE AND CONNECTED TO THE EXISTING STUBS TO SERVE THE PROPERTY. (REF: CITY ENGINEERING COMMENTS)
- COLORADO BLVD IS PLANNED TO BE A 6 LANE MAJOR ARTERIAL. A MINIMUM ROW OF 75' FROM CENTERLINE TO EAST SIDE OF PROPERTY IS REQUIRED, WITH AN ADDITIONAL 35' FOR INTERSECTIONS WHICH INCLUDE ACCESSES (REF: THORNTON TRANSPORTATION BUILD OUT PLAN, SEC-18-677.)
- ACCESS IS REQUIRED TO THE SOUTH (REF: CITY ENGINEERING COMMENTS)
- PRIVATE DRIVES ARE TO PROVIDE A MINIMUM OF 24 FEET IN WIDTH, AND A MINIMUM ACCESS EASEMENT OF 30 FEET IN WIDTH. (REF: CITY ENGINEERING COMMENTS)
- PEDESTRIAN CONNECTIONS REQUIRED THROUGHOUT THE SITE (REF: SEC 18-677.A.2.E.2 THORNTON CITY CODE)
- A 35' SETBACK IS REQUIRED ALONG ANY MAJOR ARTERIAL ROAD, AND A 25' SETBACK ALONG ANY RESIDENTIAL SUBDIVISION. (REF: SEC 18-584 THORNTON CITY CODE)

JOB NUMBER:

TRACY PROPERTY
 12599 COLORADO BLVD
 THORNTON, CO 80241
 TOWNHOUSE CONCEPT

DESIGNED BY: DO

DRAWN BY: DO

CHECKED BY: JG

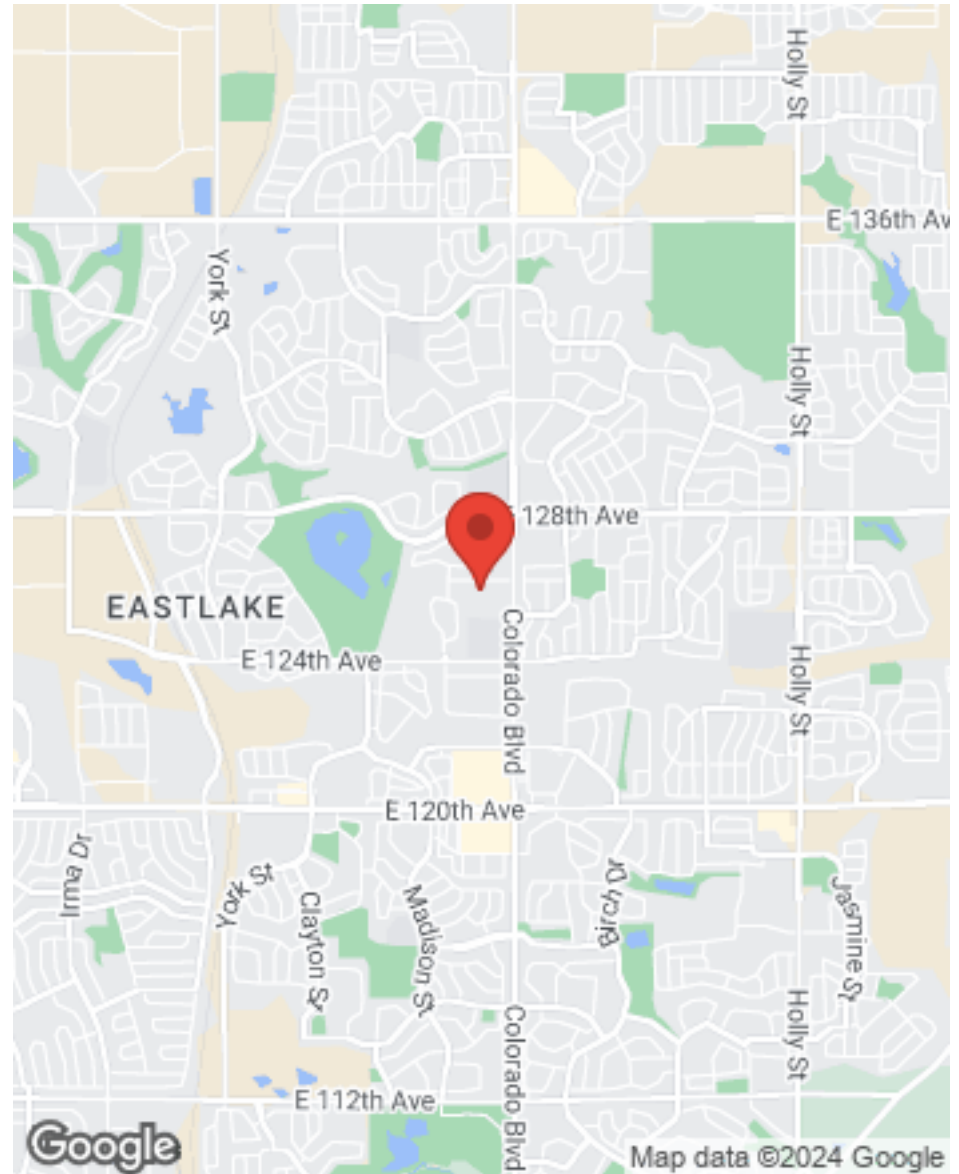
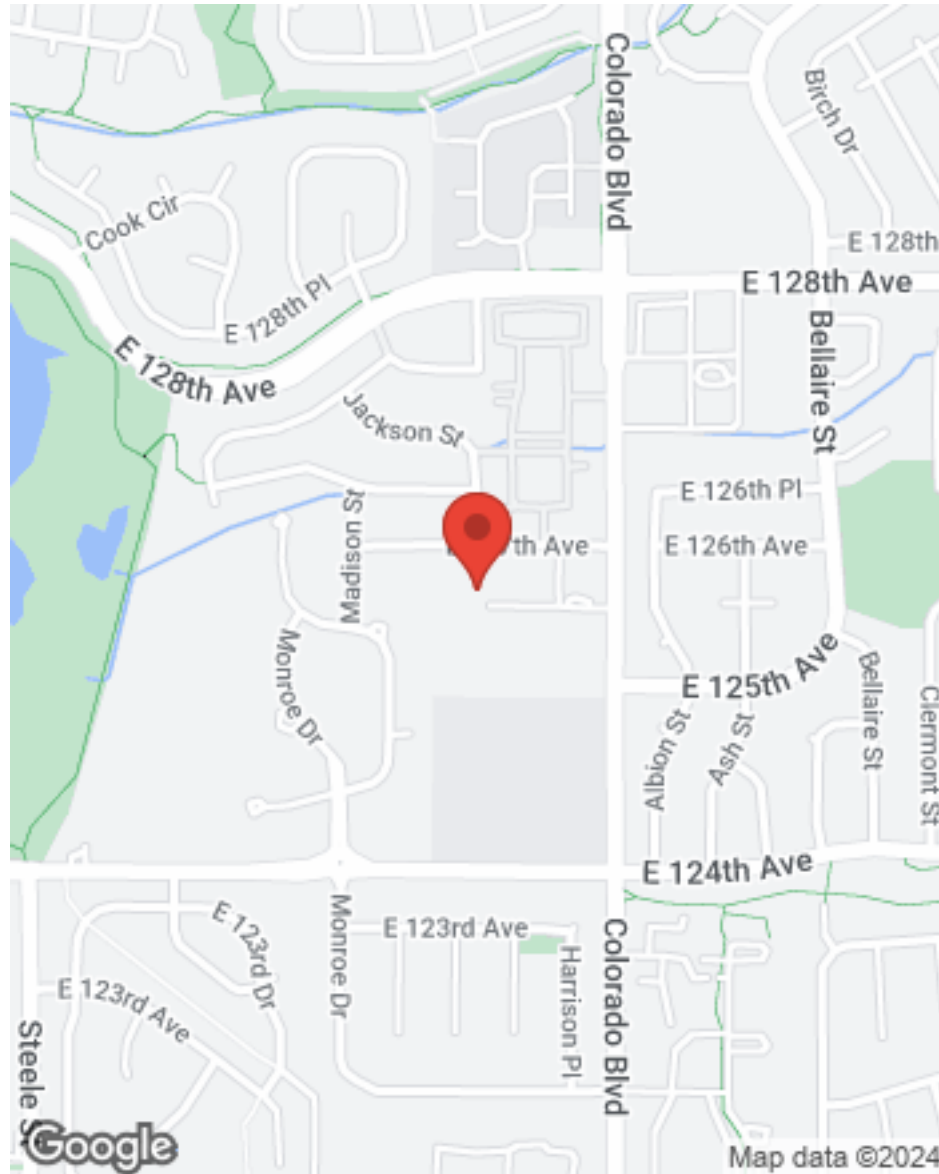
DATE: 08-07-20

SEAL:



LOCATION MAPS

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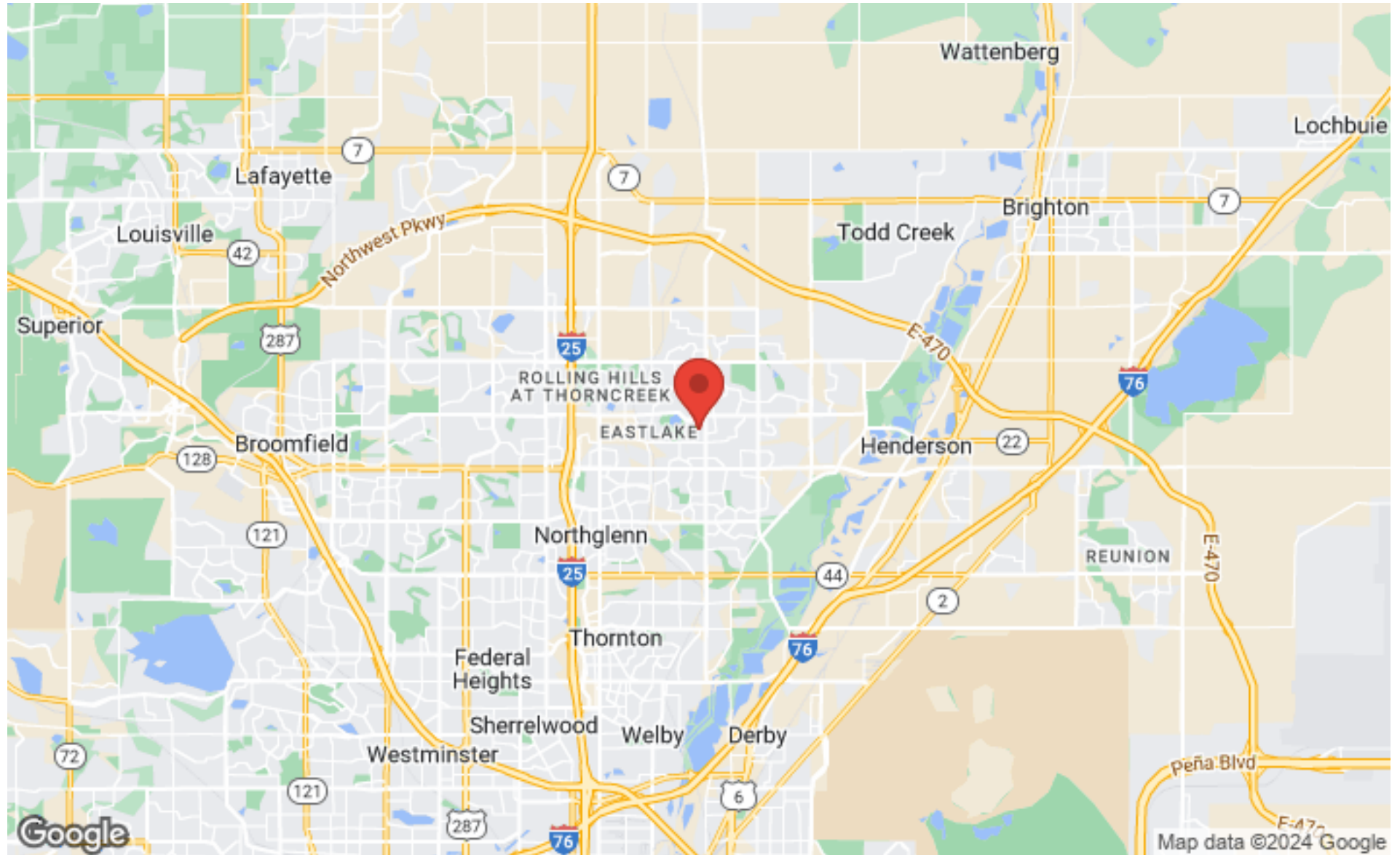
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REGIONAL MAP

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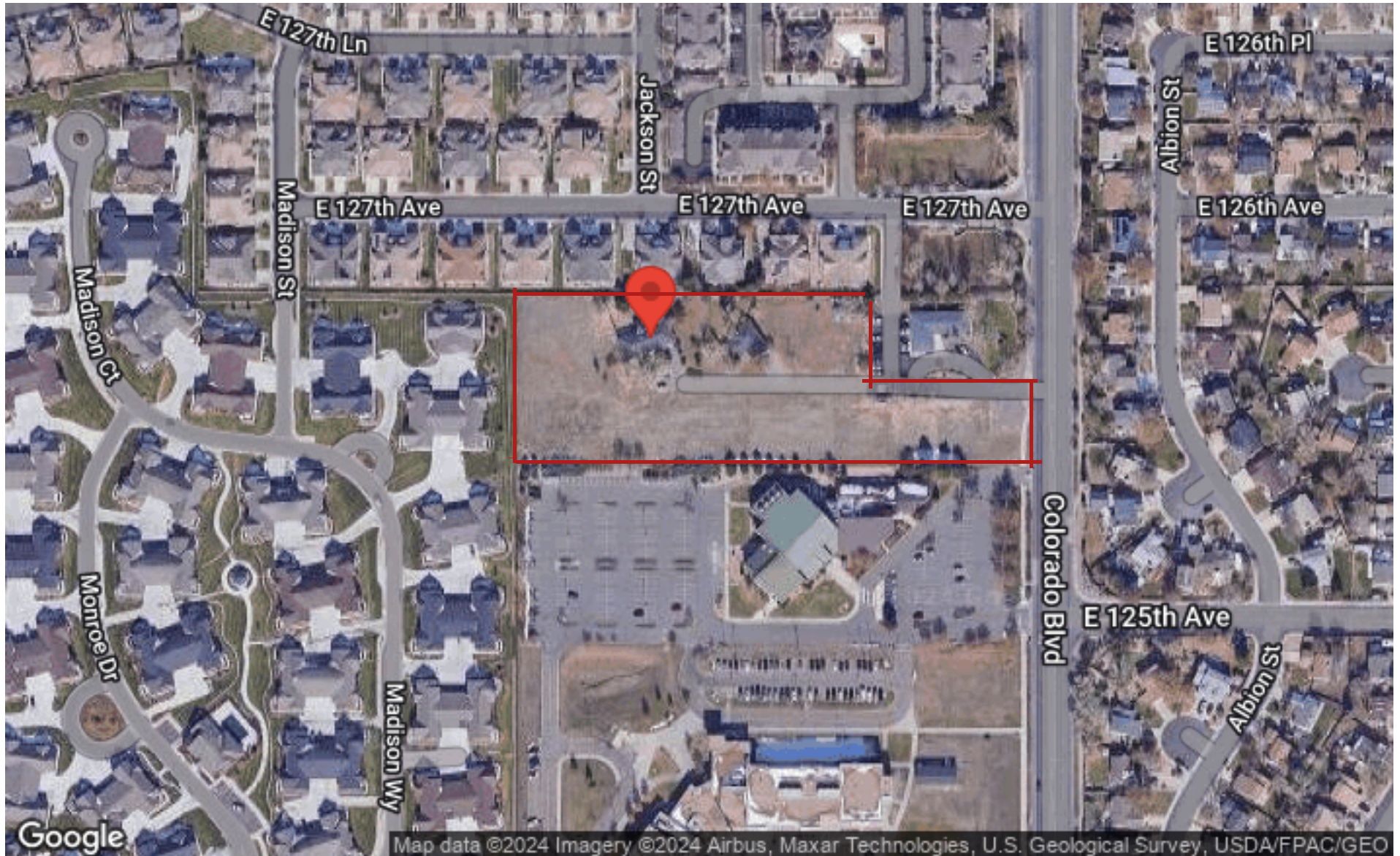
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AERIAL MAP

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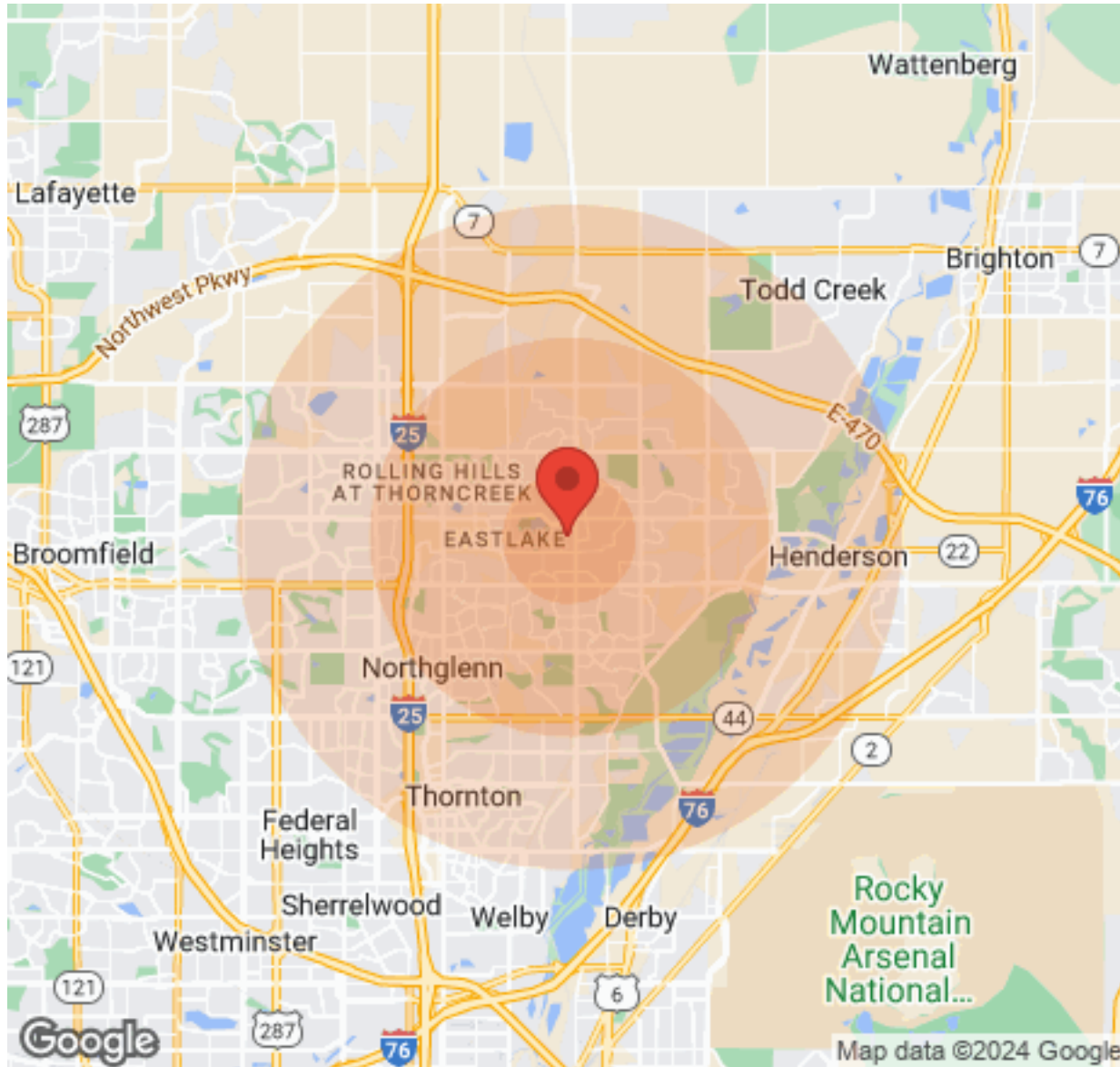
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	10,320	55,000	108,362
Female	10,670	55,513	107,504
Total Population	20,990	110,513	215,866

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	4,667	25,463	50,052
Ages 15-24	2,962	15,697	30,379
Ages 25-54	8,358	42,527	83,045
Ages 55-64	2,688	12,285	23,800
Ages 65+	2,315	14,541	28,590

Race	1 Mile	3 Miles	5 Miles
White	18,232	93,818	178,721
Black	164	991	1,882
Am In/AK Nat	57	304	626
Hawaiian	3	5	16
Hispanic	4,450	25,269	58,637
Multi-Racial	4,366	24,302	56,964

Income	1 Mile	3 Miles	5 Miles
Median	\$79,696	\$69,154	\$66,651
< \$15,000	222	2,076	4,359
\$15,000-\$24,999	192	2,199	5,576
\$25,000-\$34,999	413	3,046	6,145
\$35,000-\$49,999	865	5,563	10,957
\$50,000-\$74,999	1,379	8,355	16,875
\$75,000-\$99,999	1,900	7,544	13,112
\$100,000-\$149,999	2,094	8,261	14,503
\$150,000-\$199,999	343	1,933	3,739
> \$200,000	140	841	2,294

Housing	1 Mile	3 Miles	5 Miles
Total Units	8,142	42,243	82,400
Occupied	7,882	40,465	78,615
Owner Occupied	5,803	28,316	55,346
Renter Occupied	2,079	12,149	23,269
Vacant	260	1,778	3,785

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