

# DEVELOPMENT LAND - PRICE REDUCED

6750 - 6760 Hwy. 2, Commerce City, CO 80022

FOR SALE



## OFFERING SUMMARY

<b>Sale Price</b>	<b>\$1,450,000</b>
<b>Lot Size:</b>	<b>2.42 Acres</b>

## DEVELOPMENT LAND FOR SALE

- 2.42 Acres
- Located at the intersection of Holly St. and Highway 2 - main through fare in Commerce City
- Maximum exposure to Hwy. 2
- One of a few remaining large parcels ready to be developed
- Owner will allow reasonable time for re-zoning of property
- Potential for mixed-use building height of 50' per zoning approval
- Indoor storage facility potentially allowed - contact broker for more information
- North of US-85 & I-270 which connects you to all major highways and interstates in the metro area
- Directly north of the Mile High Greyhound Park Redevelopment with 65 acres of multi-family properties - 780 new units. Single family, institutional/educational and commercial planned and underway.
- Near Walmart, King Soopers and Dicks Sporting Goods Soccer Stadium
- **Zoning: C-3 - Contact Commerce City Planner of the Day for more zoning information**

### CHRIS KATSAROS

303.454.5413

hkatsaros@antonoff.com

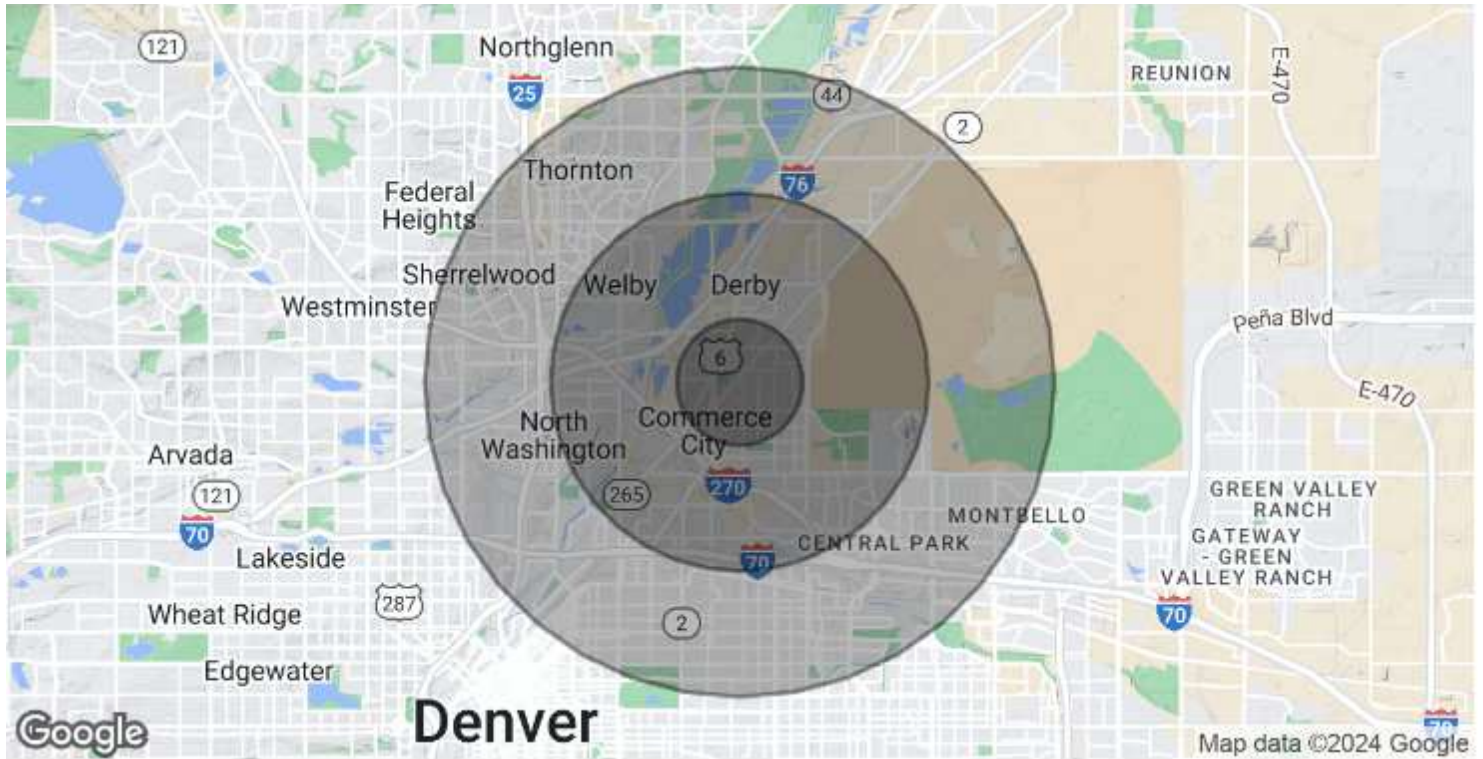
**ANTONOFF**  
& CO. BROKERAGE INC.

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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Total Population	14,923	48,095	205,560
2028 Population	14,995	48,336	206,735
2023 Households	4,683	15,476	70,358
2028 Household Projection	4,719	15,605	70,805
Average Household Income	\$68,644	\$80,972	\$94,642
Businesses	503	2,929	10,782
Employees	6,118	39,344	129,968

## TRAFFIC COUNTS

Hwy. 2 NE of E. 66th Way	14,109/vpd
Hwy. 2 SW of E. 69th Ave.	13,684/vpd
Hwy. 2 SW of Glencoe St.	12,988/vpd

\* Demographics and Traffic Counts provided by CoStar

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USES ALLOWED BY ZONING DISTRICT																	
R = ALLOWED BY RIGHT P = USE BY PERMIT C = CONDITIONAL USE OG = OIL & GAS PERMIT BLANK CELL = EXCLUDED																	
USE CLASSIFICATION	SPECIFIC USE TYPE	NAICS CODE	R-1	R-2	R-3	R-4	MHP	C-1	C-2	C-3	MU-1	I-1	I-2	I-3	AG	PUBLIC	ADDITIONAL REGULATIONS
<b>AGRICULTURAL USES</b>																	
Agriculture	Crop production, including the sale of agricultural products directly from the grower to the consumer on land that is part of the farm unit	111														R	
	Dairy products manufacturing, exclusively grown on premises	3115														R	
	Food manufacturing, miscellaneous, all other, exclusively grown on premises	3119														R	
	Food manufacturing, specialty and fruit and vegetable preserving, exclusively grown on premises	3114														R	
	Grain and oilseed milling, exclusively grown on premises	3112														R	
	Wineries, processing fruits exclusively grown on premises	31213														R	
Agricultural Services	Agricultural support businesses and services	1151											C	C	R		
	Animal production, excluding NAICS 112990	112														R	21-5246
	Animal production support services	1152														R	
	Cattle feedlot, stockyard, and the commercial sale of livestock	112112												C	C		
	Firewood; commercial storage and sales	454319											R	R	R		
	Fish hatchery	112511														R	
	Poultry house or pigeon coop	1123														R	
	Riding stables/ equestrian training	115210														R	
	Rodeo	711310														C	
Veterinary services (livestock)	541940														R		
Horticulture & Nurseries	Community garden		R	R	R	R	R	R	R	R	R	P	P	P	R	R	21-5226
	Greenhouse/nursery/tree production (with no outdoor storage)	11142								R		R	R	R	R		21-5236
	Greenhouse/nursery/tree production (with outdoor storage)	11142											R	R	R		21-5236
	Sod farm	11142														R	
<b>COMMERCIAL USES</b>																	
Adult Businesses	Sexually Oriented Businesses												R	R	R		21-5262
Animal Services	Animal boarding (indoor/outdoor kennels) and training												P	P	P	R	21-5242
	Doggie day care centers									P	P	P	P	P	R		21-5228
	Veterinary offices or clinics							R	R	R	R	R	R	R	R		
Antennas	Antennas for commercial/industrial use accessory to principal use									P		R	R	R			
	Antenna and support structure for amateur radio communications		P	P	P	P	P								P		21-5216
	Radio or television broadcasting offices								R	R	R	R				C	
Building Materials & Services (Retail)	All other similar uses (plumbing, electrical, lumber & building equipment-without outdoor storage)									R	R	R	R	R			
	All other similar uses (plumbing, electrical, lumber & building equipment-with outdoor storage)												R	R		21-5254	
	Landscape equipment, hardscape materials (without outdoor storage)											R	R	R	R		21-5236
	Landscape equipment, hardscape materials (with outdoor storage)												R	R	R		21-5254
Eating and Drinking Establishments	Bar, tavern, night club								R	R	R	R	R	R			21-5214
	Brewpub							R	R	R	R	R					21-5214
	Catering services							R	R	R	R	R	R				
	Restaurant with drive-thru/up								R	R		R					21-5230
	Restaurant without drive-thru/up							R	R	R	R	R					
Tasting Room							R	R	R	R	R					21-5214	
Financial Institutions	Bank or financial institution							C	R	R	R	R					

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Food and Beverage Sales	Convenience store/grocery store (<5,000 sf)							R	R	R	R	R					
	Grocery store (>5,000 sf)								R	R	C	R					
	Liquor store								R	R	R	R					21-5214
	All other similar uses (e.g., delicatessen, retail bakery, specialty food market, coffee shop)							R	R	R	R	R					
Fuel Sales	Fuel sales with no vehicle repair								P	R		R	R				21-5235
	Fuel sales with minor vehicle repair								P	R		R	R	R			21-5235
	Fuel sales with major vehicle repair											R	R	R			21-5235
	Natural gas fuel sales									R		R	R				21-5235
	Natural gas fuel sales for trucks											R	R	R			21-5235
Funeral and Internment Services	Cemetery/pet cemetery/ mausoleum															R	R
	Crematory or mausoleum when incidental or supplemental to primary cemetery use															R	R
	Crematory as principal use												P	R			
	Funeral home							C	R	R		R					
Office	Business or professional (including medical/dental office/clinics)							R	R	R	R	R					
	Courier services							R	R	R	R	R	R				
	Massage therapy office/clinics							R	R	R	R	R					
	Substance Abuse Treatment Facility, Inpatient Residential											C	C	C	C	C	21-5238
	Substance Abuse Treatment Facility, Outpatient Clinic							P	R	R		R					
Personal Services	Instructional services, studios							R	R	R	R	R	R	R			
	Temporary/day labor facilities/offices									C		C	C	C			
	Bail bonds											P	P	P			21-5220
	All other similar uses							R	R	R	R	R	R				
Recreation or Amusement Facilities, Private	Bingo establishments/social gaming outlet/performance centers								R	R	R	R					
	Bowling, billiards, movie theaters & similar uses								R	R	R	R					
	Drive-in theater								C	C							21-5230
	Health clubs								R	R	R	R					
	Outdoor recreation				P				R	R						P	
	Race track (animal or vehicle)										C	C					
Repair Services (Not Including Vehicles)	Furniture or major household appliance repair									R	R	R	R	R			
	All other similar uses									R	R	R	R	R			
Retail Establishments	Flea markets, indoor/outdoor									P	P	P	P				
	Machinery sales, excluding truck trailers, heavy equipment, and farm machinery									R		R					
	Pawn shop									P		P					
	Retail business store < 25,000 square feet							R	R	R	R	R					
	Retail business store > 25,000 square feet							C	R	R	C	R					
	Tattoo parlor							P	R	R	R	R					
	Thrift/consignment store							R	R	R	R	R					



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Vehicle/Equipment Sales and Services	Automobile rentals									R		R	R				21-5272	
	Automobile washing facility								R	R		R	R				21-5218	
	Limited moving truck (< 30 feet)/equipment self-rental facilities									P		R	R	R			21-5272	
	Major equipment repair											R	R	R				
	Mobile home dealer/sales												R	R				
	Motor vehicle dealer/sales, new and used automobiles < 3 acres										R		R					21-5272
	Motor vehicle dealer/sales, new and used automobiles > 3 acres										C		C					21-5272
	Motor vehicle dealer/sales, new and used RV's, trailers, and campers)												R	R	R			21-5272
	Tire shop										R		R	R	R			21-5271
	Towing Services with Impound Yard													R	R			21-5241
	Towing Services without Impound Yard												R	R	R			21-5241
	Vehicle repair, major (includes auto body repair, paint shops, and incidental sales of parts)												R	R	R			21-5271
	Vehicle repair, minor									P	R		R	R	R			21-5271
	Vehicle storage (inoperable vehicles)														C			
	Vehicle storage (operable vehicles only)													R	R			
Visitor Accommodations	Bed and breakfast establishments		P	P	P	P		R								R		
	Hotel or motel lodging establishments								P	R	R	R						21-5248
	Overnight campground														P	P		
<b>OFFICE FLEX</b>																		
Office Flex	Office flex												R	R	R			21-5251
<b>INDUSTRIAL USES</b>																		
Auction House or Yard	Auction house (inside)	453998											C	C	C			
	Auction house or yard (outside)	453998												C	C			
Contractor Operations	Building, developing, general contracting	236											R	R	R			
	Contractor's shop and storage yard	236-238											*	R	R			21-5254
	Contractor - landscaping	561730												R	R	R		
	Heavy construction equipment (new/used sales and storage)	237												R	R			
	Special trade contractors	238												R	R	R		
Manufacturing, Chemical	Basic chemical manufacturing	3251												C	R			
	Explosives, including ammunition and fireworks	32592													C			
	Fertilizer manufacture, organic or nonorganic, and pesticides	32531													C	C		
	Fiberglass manufacturing	327993												R	R			
	Glue, gelatin (animal), or caulking compound manufacturing	32552													C			
	Industrial launderers/dry cleaning plants	812332													C			
	Insecticides, fungicides, disinfectants, and related industrial and household chemical compounds (blending only)	3253													C			
	Nitrate manufacturing	32592													C			
	Paint, coating, and adhesive product manufacturing	3255													R			
	Pharmaceutical and medical product manufacturing	3254													R	R		
	Plastic product manufacturing, including extrusion of plastic	3261													R	R		
	Resin, synthetic rubber, artificial and synthetic fibers/fill manufacturing	3252													R	R		
	Rubber product manufacturing	3262													R	R		
	Soaps, cleaner and toilet preparation manufacturing	3259													R	R		
	Tire manufacturing	32621													C			

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Manufacturing, Food	Animal food manufacturing	311119												C				
	Bakeries, pasta and tortilla manufacturing	3118										R	R	R				
	Beverage manufacturing	3121										R	R	R				
	Brewery											P	R	R			21-5214	
	Dairy product manufacturing	3115										R	R	R				
	Distillery												P	R	R			21-5214
	Fruit and vegetable preserving, and speciality food manufacturing	3114											R	R	R			
	Grain and oilseed milling, including grain elevator	3112													R	R		
	Meat products, including slaughtering	31161													C			
	Meat products, packing & processing (no slaughtering)	311612											R	R	R			
	Microbrewery									P	R	R	R	P				21-5214
	Micro-winery								R	R	R	R	R					21-5214
	Rendering and meat byproduct processing	311613													C			
	Other food manufacturing	311999											R	R	R			
	Poultry packing & slaughtering	311615													C			
	Sugar and confectionary product manufacturing	3113													C			
	Tobacco manufacturing	3122													C			
Winery									P	R	R	R	P				21-5214	
Manufacturing, Machinery	Aerospace product and parts manufacturing	3364												R	R			
	Commercial and service industry machinery manufacturing	3333											R	R	R			
	Computer and electronic product manufacturing	334											R	R	R			
	Electrical equipment, appliance and component manufacturing	335											R	R	R			
	Furniture and related product manufacturing	337											R	R	R			
	HVAC and commercial refrigeration equipment manufacturing	3334												R	R			
	Metalworking machinery	3335												R	R	R		
	Miscellaneous manufacturing	339												R	R	R		
	Motor vehicle and transportation manufacturing	3361													R	R		
	Power distribution and speciality transformer	335311													C			
	Relay and industrial control manufacturing	335314													C			
	Ship and boat building/repair	33661												R	R			
	Signs manufacturing	339950												R	R			
	Switchgear and switchboard apparatus	335313													C			
Manufacturing, Metal	Alumina refining and production	33131												C				
	Architectural metals manufacturing	3323												R	R			
	Boiler tank and shipping container manufacturing	3324												C				
	Coating/engraving/heat treating processes	3328												R				
	Cutlery and handtool manufacturing	3322											R	R	R			
	Electrometallurgical manufacturing	33111												C				
	Fabricated metal product manufacturing	332												R				
	Ferroalloy product manufacturing	331112												C				
	Galvanizing	332812												C				
	Other fabricated metal product manufacturing	33299												R				
	Machinery shops; turn products; screw, nut, and bolt manufacturing	3327											R	R	R			
	Metal and metal ores, reduction, refining, smelting, and alloying	33131 / 33141												C				
	Primary metal manufacturing	331												C				
	Sandblasting operations - indoor	332813												C				
	Spring and wire product manufacturing	3326											R	R				
Steel and iron works and rolling mills (ferrous)	33111												C					



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Manufacturing, Non-metallic Mineral	Brick, firebrick refractories and clay products	32712												R			
	Concrete/cement batching plant (ready-mix)	3273												C			
	Concrete product manufacturing													R			
	Construction/building, masonry/veneer/block, manufacturers/fabrication													R			
	Fly ash storage/distribution												P	P			
	Nonmetallic mineral product manufacturing	3271												R	R		
	Monument or gravestone processing and shaping, including sales	327991												R	R		
	Stucco manufacturing	327999												R			
Manufacturing, Oil and Gas	Asphalt batch plant	324121												C			
	Petroleum and coal products manufacturing	324												C			
	Petroleum product containment (including asphaltic oil)													C			
	Refining operations including bio-diesel													C			
	Support activities for oil and gas operations (pipelines, etc.)	213112	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Manufacturing, Textile	Apparel manufacturing	31521										R	R	R			
	Fabric mills	3132											R	R			
	Leather and allied product manufacturing	316												C			
	Leather and hide tanning and finishing	3161												C			
	Textile/fabric finishing/fabric coating mills	3132												C			
	Textile products mills	314												R	R		
Manufacturing, Wood Product	Basket and hamper (wood, reed, rattan, etc.) manufacturing	32192										R	R	R			
	Box and crate manufacturing	32192										R	R	R			
	Pulp good, pressed or molded (including paper mache products)	32229											R	R			
	Veneer, plywood, and engineered wood product manufacturing	3212												C			
	Wood preservation	321114												C	C		
	Wood product manufacturing	3212- 3219										R	R	R			
	Wood pulp or fiber; reduction or processing	3212												R			
	Wood pulp, paper, and paperboard mills	3221												C			
Marijuana Uses	Medical marijuana center									R		R	R	R			21-5249
	Medical marijuana infused product manufacturer											R	R	R			21-5249
	Optional premises cultivation operation											R	R	R			21-5249
	Primary caregiver											R	R	R			21-5249
	Retail marijuana cultivation facility											R	R	R			21-5249
	Retail marijuana product manufacturing facility											R	R	R			21-5249
	Retail marijuana store									R		R	R	R			21-5249
	Retail marijuana testing facility											R	R	R			21-5249
Motion Picture and Video Industry	Motion picture and video industry	51211								R	P	R	R	R			
Outdoor Storage	Above-ground storage tanks < 48,000 gallons											R	R	R			21-5212
	Above-ground storage tanks > 48,000 gallons													C			21-5212
	Above-ground storage tanks of propane < 10,000 cubic feet capacity		R	R	R	R	R	R	R	R	R	R	R	R	R	R	
	Modular nonresidential unit (sales, rental, or service)													R	R		21-5254
	Outdoor storage of vehicles (RVs, boats, or buses)													R	R		21-5254
	Outdoor storage												*	R	R		21-5254
Printing and Publishing	Printing and related support activities	3231										R	R	R			
	Publishing industry	511										R	R	R			

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Railroad Services	Railroad spur												C	C				
	Rail transportation and support facilities including rail yard	482 & 4882											C	C				
Research and Development Services	Scientific R & D services	5417										R	R	R				
	Solar panel array, production and distribution													R				
	Testing laboratories, non-medical	54138										R	R	R				
	Testing of jet engines or rockets	54138												C				
	Trade and technical uses											R	R	R				
Resource Extraction	Borrow pit	212319												C	C		21-5222	
	Construction sand and gravel mining	21232												C	C			
	Minerals and earths: quarrying, extracting, grinding, mining, crushing, and processing	212												C	C			
	Ore dumps and elevators	212												C	C			
	Subsurface extraction (including oil and natural gas extraction)	211-213	OG	OG	OG	OG	OG	OG	OG	OG	OG	OG	OG	OG	OG	OG		21-5266
Toxic/Hazardous Uses	The parking and storage of toxic or hazardous material													C				
	The manufacturing, processing, use, sale, or storage of any flammable, corrosive, explosive, or toxic substance													C				
Truck/ Transportation Services	Private Bus Station with repair											P	R					
	Private Bus Station without repair										P	R	R					
	Transportation terminal	488490										C	R	R			21-5270	
	Transportation terminal where vehicles carry flammable, explosive, hazardous, or high toxic materials													C			21-5270	
	Trailer sales and service limited to use for private passenger motor vehicles									R		R	R	R			21-5272	
	Truck sales (non-trailer)												R	R	R			21-5272
	Truck stop (natural gas sales)	488490											C	C	C			21-5270
	Truck and/or truck trailer sales, repair, and/or maintenance (including oil, lube, and/or wash)	811111											*	R	R			21-5218
Warehousing & Distribution	Household moving center	4842										R	R	R				
	Motor freight transportation terminal and shipping, excluding couriers	4841										R	R	R				
	Mini-storage and warehouse with outdoor storage	531130												R	R		21-5250	
	Mini-storage and warehouse without outdoor storage	531130												R	R	R	21-5250	
	Produce storage and warehousing	49313												R	R	R		
	Retail sales in conjunction with warehouse establishment													R	R	R		
	Warehousing and storage, general	4931												R	R	R		
Waste-Management and Remediation Services	Composting facilities (non-hazardous)	56221												C	C			
	Hazardous waste collection, treatment, and disposal	562211												C	C	C	21-5258	
	Landfill, construction/demolition	562219												C	C	C	21-5244	
	Landfill, solid waste	562212												C	C	C	21-5244	
	Radioactive waste handling	562211												C				
	Recycling facilities/material resource recovery facility	56292												C		R	21-5256	
	Scrap metal collection and transfer facility	56292												C			21-5258	
	Solid waste combusters and incinerators	56221											C	R				
	Tire collection, reduction and transfer facility (including scrap tires)	56211												C			21-5260	
	Refuse transfer facility and/or transfer facility													C			21-5258	



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Wholesale Establishments (Including Accessory Offices)	Auto crushing													C			
	Auto dismantling, storage or used parts sales (inoperable vehicles)													C			
	Building materials, garden equipment, and supply dealers	4441										R	R	R			
	Food Production	4244										R	R	R			
	Grocery and related product wholesale	4244										R	R	R			
	Junkyards, open or enclosed													C			
	Machinery, equipment and supplies, wholesale	4234												R	R		
	Metal and mineral (except petroleum) wholesale	4235												R	R		
	Retail sales in conjunction with wholesaling									C			R	R	R		
	Salvage yard	493190													C		
	Warehousing and wholesaling establishments excluding explosives and live animals												R	R	R		
	Wholesale establishments incidental to other principal uses										C		R	R	R		
	Wholesale houses and distributors (including warehouse clubs)	45291									R		R	R	R		
<b>PUBLIC, INSTITUTIONAL &amp; CIVIC USES</b>																	
Airport/Heliport	Public or private airport or heliport												C	C	C	C	C
Ambulance Service	Garage and office for ambulance service							R	R	R		R	R	R			R
Clubs and Lodges	Private lodge or club							P	R	R	R	R	R	R			
	Gun club (indoor)											R	R	R			R
	Gun club (outdoor)														C		C
Community Services	Events center < 15,000 sf								R	R		R	R	R			
	Events center > 15,000 sf									R		R	R	R			
Day Care Facilities, Adult or Child	Child care center		P	P	P	P	P	R	R	R	R	R				P	21-5224
	Adult day care center		P	P	P	P	P	R	R	R	R	R				P	
	Day care home		R	R	R	R	R	R	R								21-5224
Golf Course	Golf course/driving range								C	C					P	R	
Hospitals	Hospital								C	R		R					R
	Outpatient surgical centers								R	R		R					R
Public Lands, Parks, and Buildings	Library				P	P		R	R	R	R	R					R
	Public administrative office or service building							R	R	R	R	R	R	R			R
	Public park or recreational facilities		R	R	R	R	R	R	R	R	R	R	R	R			R
	Public stadium, arena, or auditorium																R
	Police or fire station																R
	Other public facility																R
Religious Institutions	Church or religious institution		P	P	P	P	P	R	R	R	R	R					
Educational Facilities	Elementary and secondary education schools		P	P	P	P	P	R	R	R	P	R			P	R	21-5232
	Private business, trade, and vocation schools		P	P	P	P	P	R	R	R	P	R	R		P	P	21-5232
	Post secondary colleges and universities								C	C	C	C					R
	Schools of special instruction		P	P	P	P	P	R	R	R	P	R			P		21-5232
Transportation Facilities	Private automobile parking lots or parking garages as a principal use									C		C	C	C			
	Parking garage									R	R	R	R	R			R
	Public parking lot																R
Utilities	Electric substation or gas regulator station							C	C	C		C	C	C	C	C	21-5234
	Power plant													C			
	Public utility installation		C	C	C	C	C	C	C	C	C	C	C	C	C	C	
	Public utility office								R	R	R	R					R
	Public utility storage yard												R	R			
	Water or wastewater treatment facility													C			C
Zoos, Arboretum, Botanical Gardens	Zoos, arboretum, botanical gardens		P	P	P	P	P	P	P	P	P	P	P	P	P	P	21-5264
										C				C	R		

USES ALLOWED BY ZONING DISTRICT																	
R = ALLOWED BY RIGHT P = USE BY PERMIT C = CONDITIONAL USE OG = OIL & GAS PERMIT BLANK CELL = EXCLUDED																	
USE CLASSIFICATION	SPECIFIC USE TYPE	NAICS CODE	R-1	R-2	R-3	R-4	MHP	C-1	C-2	C-3	MU-1	I-1	I-2	I-3	AG	PUBLIC	ADDITIONAL REGULATIONS
<b>RESIDENTIAL USES</b>																	
Group Living Facilities	Group Home - Type A		R	R	R	R	R				R	R			R		21-5238, 5259
	Group Home - Type B		C	C	C	C	C					C			C		21-5238, 5259
	Correctional institution or halfway house												C	C	C	C	C
Household Living	Foster care home		R	R	R	R	R				R				R		21-5259
	Mobile home						R										21-5259
	Multi-family dwelling				R	R					R						21-5259
	Single-family detached dwelling		R	R											R		21-5259
	Single-family attached dwelling			R	R												21-5259
	Boarding or rooming house				R	R					R						21-5259
	Home occupation		R	R	R	R	R				R				R		21-5240
Senior Housing	Assisted living facility				R	R		P	R	R	R						21-5259
	Nursing homes				P	P		P	R	R	P						21-5259

\*In accordance with Section 21-5254  
 Table V-1 amended by Ord. 1785, June 2010  
 Table V-1 amended by Ord. 1854, April 2011  
 Table V-1 amended by Ord. 1887, July 2012  
 Table V-1 amended by Ord. 1897, July 2012  
 Table V-1 amended by Ord. 1891, August 2012  
 Table V-1 amended by Ord. 1956, June 2013  
 Table V-1 amended by Ord. 2020, February 2015  
 Table V-1 amended by Ord. 2048, June 2015  
 Table V-1 amended by Ord. 2068, January 2016  
 Table V-1 amended by Ord. 2078, April 2016