

Annexation, Zoning & Conceptual Site Plan Approval | 16 Single-Family Lots ANNEXED INTO THE CITY OF THORNTON



DR HORTON TIMBERLEAF
SUBDIVISION

13251
YOSEMITE ST

**SINGLE
FAMILY**

ZONING

208,800

TOTAL LOT SQ FT

16

SF LOTS

OFFERED BY KAUFMAN HAGAN COMMERCIAL REAL ESTATE:

TEAL HAGAN

Principal + Employing Broker
720.984.0419
thagan@khcommercial.com

OFFERING MEMORANDUM

13251 YOSEMITE ST, THORNTON, CO 80602



13251 YOSEMITE ST, THORNTON, CO 80602



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EXECUTIVE SUMMARY



13251 YOSEMITE STREET

Thornton, CO 80602

Strategic investment opportunity for 16 total lots approved for development: The site has recently been annexed into the rapidly growing City of Thornton, with an approved Conceptual Site Plan and an approved transition to single-family zoning. Developers/ investors have the opportunity to move this project through the horizontal development process, to build 16 single-family homes adjacent to Dr Horton's Timberleaf Community and the luxury homes Glen Eagle Estates. With its prime location, development readiness, and flexible seller financing options, 13251 Yosemite offers a solid foundation for successful project execution and a straightforward return on investment.

CONTACT FOR MORE INFORMATION:

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INVESTMENT HIGHLIGHTS

- Seller Finance Options Available
- Conceptual Site Plan Approved
- 16 Proposed Lots Avg. ~7,350 sq ft
- City of Thornton Utilities accessed on Yosemite St



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KEY PROJECT HIGHLIGHTS

STRATEGIC LOCATION

- **Adjacent Developments:** The site is bordered to the North and West by DR Horton's Timberleaf New Home Community, enhancing its appeal and potential for integration into a well-established residential area.
- **Access to Utilities:** Thornton Public Water and Sewer services are readily available on Yosemite, ensuring ease of utility connections for future development.

DEVELOPMENT READINESS

- **Annexation:** The property has recently been annexed into the rapidly growing City of Thornton, positioning it within a thriving urban environment with supportive infrastructure and sewer and water services.

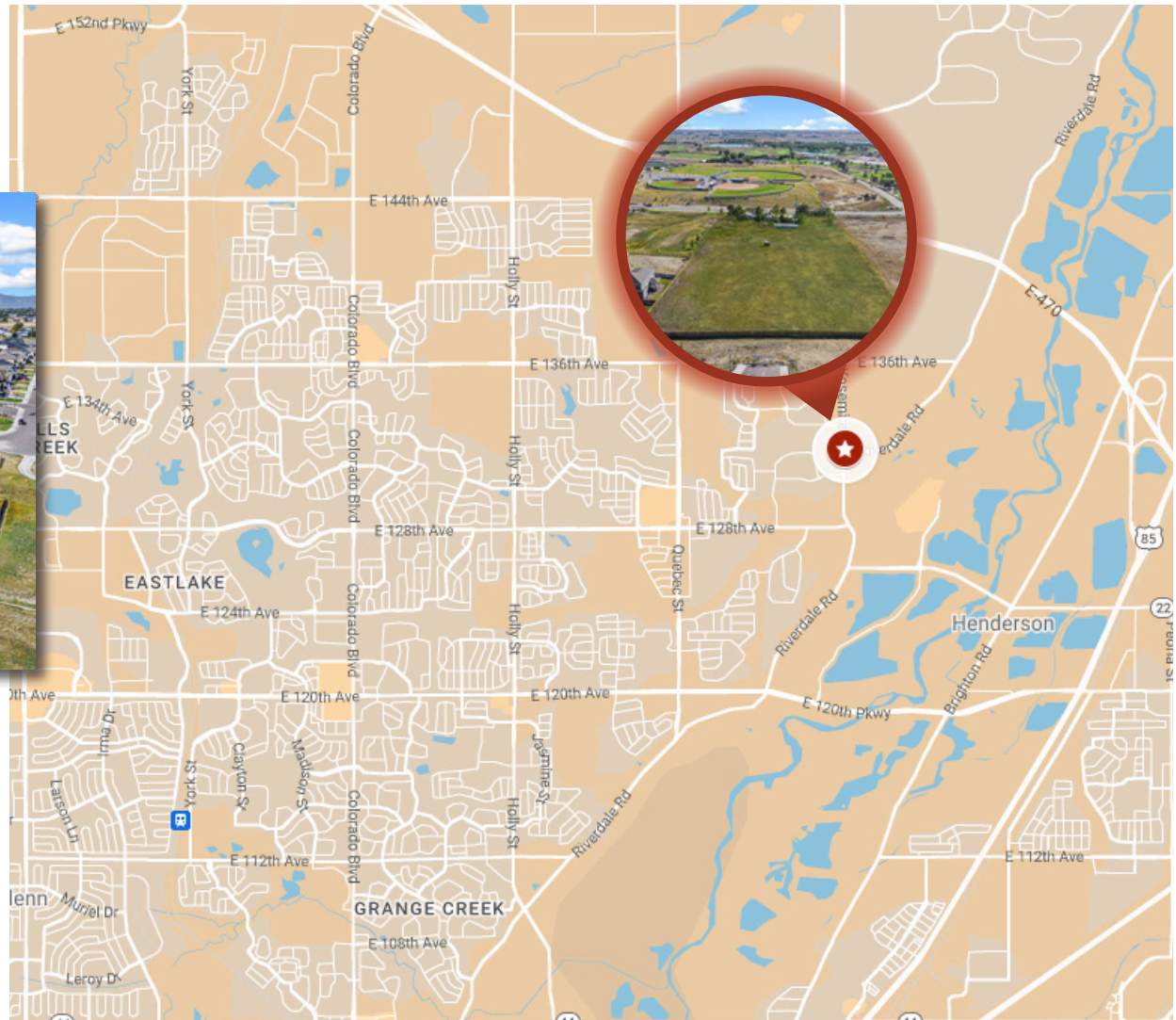
INVESTMENT FLEXIBILITY WITH SELLER FINANCING

- **Flexible Seller Finance Options are Available,** providing attractive terms for qualified investors and developers to facilitate acquisition and development.

PROPERTY OVERVIEW



PROPERTY DETAILS

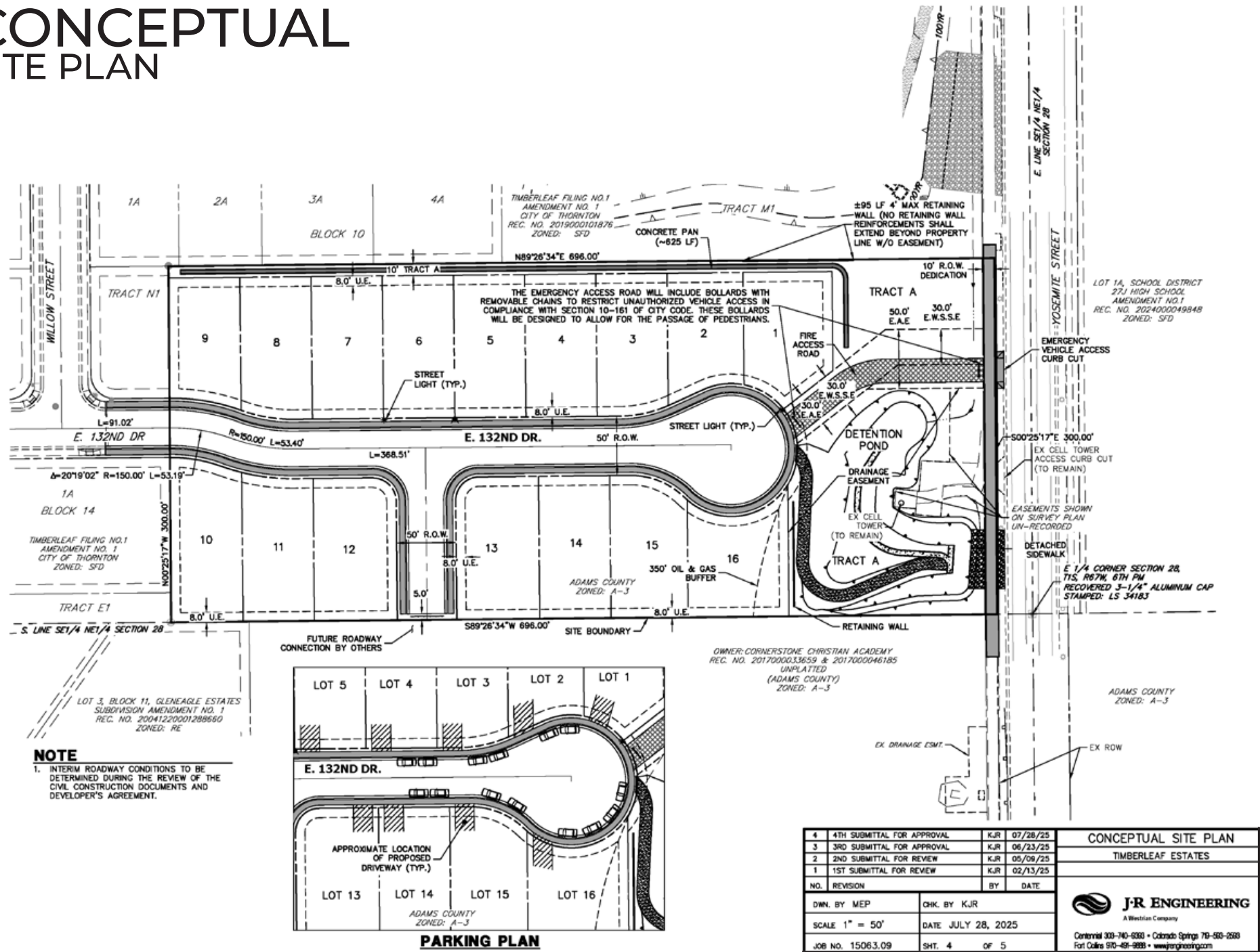


Property Type	Land
Property Address	13251 Yosemite St, Thornton, CO 80602
County	Adams
# Buildings	3 - (Currently)
Total GBA	2,900 SF
Total Lot SF	208,800 SF
Total Lot Acres	4.793 Acres
Zoning	Single family

LOCATION HIGHLIGHTS

- Adjacent to DR Hortons Timberleaf Community & Glen Eagle Estates
- Thornton Public Water and Sewer Access on Yosemite
- Walking Distance to Riverdale Golf Clubs

CONCEPTUAL SITE PLAN



AERIAL PHOTOS



AERIAL PHOTOS



AERIAL PHOTOS



AERIAL PHOTOS



AERIAL PHOTOS



STUBBED ROAD FROM DR HORTON
TIMBERLEAF SUBDIVISION

AREA OVERVIEW



LOCATION MAP



DEMOGRAPHICS

TYPE	1 MILE	2 MILES	5 MILES
2023 Population	3,336	14,757	139,898
Annual Population Growth Since 2010	5.7%	4.2%	1.9%
Median Age	36.1	36	36.1
2023 # of Households	1,078	4,849	48,291
Average Household Income	\$169,846	\$158,794	\$122,599
Median Home Value	\$589,521	\$563,698	\$463,007

TRAFFIC COUNTS

COLLECTION ST	CROSS STREET	CARS/DAY	DISTANCE
Yosemite St	Riverdale Rd S	963	0.07 mi
Riverdale Rd	Yosemite St SW	2,357	0.12 mi
Riverdale Rd	E 128th Ave S	2,407	0.38 mi
Riverdale Rd	E 130th Ave N	1,572	0.38 mi
E 128th Ave	Wabash Pl W	5,970	0.56 mi
Riverdale Rd	E 124th Ave S	6,571	0.68 mi
E 136th Ave	Riverdale Rd E	265	0.73 mi
Tamarac St	E 129th Ave N	1,104	0.80 mi
E 124th Ave	PkBlvd E	7,812	0.93 mi
E 124th Ave	Park Blvd E	8,993	0.93 mi

WELCOME TO THORNTON, COLORADO

39°54'11"N, 104°57'16"W

RANKED #6 MOST DIVERSE SUBURBS IN COLORADO

Nestled in the northeast suburbs of the Denver metro area, Thornton beckons visitors with a harmonious blend of recreational offerings and urban allure. Boasting a remarkable 25 major parks, numerous golf courses, and a strong community spirit, Thornton exudes a welcoming atmosphere that fosters a sense of belonging. Conveniently located as the closest suburb to Denver International Airport and a mere 10 miles east of downtown Denver, access to this vibrant city is seamless, making it an ideal destination for those seeking a balance between outdoor adventure and city life.

Thornton's main attractions include its extensive park system, featuring gems like Cherry Park, Cherrywood Park, and the expansive Carpenter Recreation Center, paying homage to former Mayor Margaret Carpenter. The recreation center serves as a hub for sports enthusiasts, offering a range of facilities, from swimming pools to racquetball courts. For outdoor enthusiasts, Thornton offers diverse recreational options, including a challenging disc golf course at Springvale Park, fly-fishing at Platte River Trailhead Park, and the scenic Todd Creek Golf Club with an 18-hole championship course and a backdrop of the Rocky Mountains. Hiking enthusiasts can explore the Pelican Ponds Open Space with its vast trails along the river or embark on the multi-use Platte River Trailhead Park for a 28-mile trail perfect for both hiking and biking. Thornton's commitment to providing an array of recreational experiences makes it an appealing destination for those seeking an active and enriching visit.

RETAIL/AREA MAP



FINANCIAL ANALYSIS



RENT ROLL

TENANT	TYPE	LEASE END	LEASE RATE	ESCALATION JULY 2026 + EVERY 5 YEARS
Crown Castle Cell Tower	NNN	16 Years (July 2041)*	\$732	10%
TOTAL / AVG			\$8,784	\$9,662.40

*Projected income for term of the lease ~\$190K

INCOME & EXPENSES

CELL TOWER INCOME	CURRENT
Gross Cell Tower Rent	\$8,784
EFFECTIVE GROSS INCOME	\$8,784

EXPENSES	CURRENT
Property Taxes	\$4,100
TOTAL EXPENSES	\$4,100
Expenses per SF	\$1.41
NET OPERATING INCOME	\$4,684

INVESTMENT SUMMARY

PURCHASE PRICE	\$1,450,000
Total Land SF:	208,800 SF
Total Land AC:	4.793 AC
Price Per SF - Lot:	\$6.94
Current GBA:	2,900 SF
Cell Phone Tower:	1



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LOCAL ECONOMY



DENVER EMPLOYERS

Home to some of the fastest-growing counties in the nation, Metro Denver attracts businesses and keeps them. Our competitive environment, sound transportation infrastructure, and variety of industries bring companies here.

Denver ranks No. 4 among Forbes' 2019 The Best Places for Business and Careers.

Colorado ranked No. 9 on Forbes' Best States for Business.

Denver International Airport is just a few hours from either coast, making our area especially attractive for regional and international headquarters. Our modern airport offers direct flights to some of the major business centers in Europe, Japan, Mexico, and Canada. It's easy to understand why the Metro Denver region is fast becoming headquarters central.

- Arrow Electronics
- DISH Network
- Qurate Retail
- Ball
- DaVita
- FV
- Newmont
- Liberty Media
- DCP Midstream
- Ovintiv

PUBLIC TRANSPORTATION



With more than 170 bus routes, 12 rail lines, and many specialty services, RTD makes it easy to get around town.

Get where you want to go with over 100 Local, Regional and SkyRide bus routes, 10 rail lines providing 113 miles of rail service and 96 Park-n-Rides.

POPULATION

710,800

MEDIAN HOME PRICE

\$574K

OF EMPLOYEES

474,978

ECONOMIC & JOB GROWTH

#1

AREA DEVELOPMENT

ECONOMIC RANKING

#1

U.S. NEWS

BEST PLACES TO LIVE

#2

U.S. NEWS & WORLD REPORT

HEALTHIEST CITY

#3

FORBES

BEST CITY FOR GRADS

#3

RENT.COM

BEST PLACE TO WORK

#4

FORBES

FASTEST GROWING METRO

#6

FORBES

BEST PLACE TO TRAVEL

TOP 10

LONELY PLANET



DENVER COLORADO

2025 ECONOMIC OVERVIEW

Denver's multifamily market is approaching a turning point as new supply begins to slow while demand strengthens with the spring leasing season. Vacancies, now at 11.6%, have more than doubled in the past four years but recently stabilized as the gap between supply and demand has narrowed. Absorption reached 8,500 units in the past year—well above historical averages—though much of this activity has been driven by heavy use of concessions rather than organic rent growth. Nearly half of all Denver apartments are now offering incentives, with competition especially sharp in high-construction submarkets like Downtown and East Denver.

The surge in new units has been concentrated in the luxury segment, which makes up about 75% of recent deliveries. This has led to steep rent declines at the top end of the market, while mid-tier 3 Star properties initially held stronger. However, widespread concessions—such as up to three months of free rent—are now pulling renters into higher-quality buildings, weakening demand for more affordable units. Overall, rents are down 3.7% year-over-year, well below the national average, and while Q1 2025 saw slight growth, it was the weakest first-quarter performance in several years.

Despite 12,000 units still under construction, new project starts have fallen dramatically, signaling a likely easing of supply pressures by late 2025. This slowdown, combined with ongoing absorption, should set the stage for stronger rent growth ahead. In the meantime, landlords are focused on retention, as renewals are proving more valuable than competing aggressively for new leases in today's highly concession-driven environment.

**Source: CoStar, Sept. 2025*

DEVELOPMENT IN THE DENVER METRO

Transforming the Corridor

Some of the world's biggest retailers, and many others, are flocking to north metro Denver in order to be perfectly positioned between Boulder and Denver. Now, the I-25 and 144th Avenue interchange at the intersection of Broomfield, Westminster and Thornton is quickly being transformed into commercial and retail space.

Orchard Lakes: The project is “envisioned to be an upscale employment development providing opportunity for a diversity of complimentary retail, commercial, hospitality, restaurant, hospital, medical, and office uses with medical services prioritized as a secondary use,” planning documents show.

Westminster New Downtown: The Torti Gallas' plan creates a vibrant, mixed-use urban downtown in the heart of the city. Key components of this central, 105-acre site plan include a seamless integration of a mix of retail, residential and office uses, a network of streets and public open spaces, multi-modal circulation and access to transit, urban design, development flexibility, and taking advantage of the fabulous views of the Front Range of the Rocky Mountains.

South Westminster Station TOD: is a 100-acre redevelopment of an existing industrial neighborhood into a vibrant, mixed use neighborhood. The existing site is located adjacent to the Boulder/ Denver commuter rail tracks and was selected as the site for the first stop along this line out of Denver's Union Station.

The Midtown Development: is a 184-acre master-planned community in the Twin Lakes neighborhood of Denver, built on former industrial land. It features a mix of modern single-family homes, townhomes, and retail, centered around a modern industrial-style building called “The Shed,” which serves as the community's main gathering space. Designed as an urban infill project, Midtown offers residents access to parks, trails, and is conveniently located near downtown Denver.

ORCHARD LAKES



TORTI GALLAS' PLAN



S WESTMINSTER STATION



MIDTOWN DEVELOPMENT



KAUFMAN HAGAN

COMMERCIAL REAL



Kaufman Hagan is a Denver-based commercial real estate brokerage built by various industry leaders to create unique, high-value services for our investment partners and our brokers.

BROKERED SALES

\$1B+

CLOSED TO DATE

COMBINED EXPERIENCE

100+

YEARS

TRANSACTION VALUE

\$115M

CURRENTLY ACTIVE

WHAT WE DO

We specialize in acquisition and disposition brokerage services, property-value analysis, market insight and strategic ownership advisory. We cultivate opportunities for our investment partners and local community with a deep understanding of real estate and its value in all of our lives. More than anything, we have a profound respect for how important real estate decisions are for our investment partners. We believe that unique opportunities can be found from both the most complex and the most common real estate transactions when we bring the right people, insights and innovation to the table.



WHO WE ARE

Kaufman Hagan is a commercial real estate brokerage built by various industry leaders to create unique, high-value services for our investment partners and our brokers. Together, our team's unique perspective and high-tech approach enables our ability to unlock the potential of real estate and create meaningful impact. Our success is measured by the lasting relationships and trust built with our lifelong investment partners.

WHAT WE ARE NOT

Egos in suits. We are not unappreciative, commission-focused brokers with limited or single-deal focused mindsets. We do not take shortcuts, skip over details or take the easy way out.



**BRANDON
KAUFMAN**
PRINCIPAL



**TEAL
HAGAN**
PRINCIPAL + EMPLOYING BROKER



**HALEY
FORD**
DIRECTOR OF MARKETING



**ERIN
FRIBERG**
DIRECTOR OF OPERATIONS



**COLBY
CONSTANTINE**
INVESTMENT ADVISOR



**ANDREW
VOLLERT**
BROKER



**ZACHARY
BIERMAN**
BROKER



**RYAN
FLOYD**
BROKER



**AMANDA
WEAVER**
BROKER



**LOUIS
PASSARELLO**
JUNIOR BROKER



**DREW
MADAYAG**
JUNIOR BROKER

▶ **EMPATHY**

We recognize that buying or selling an investment property is more than a transaction. We listen more than we talk. We see things from their perspective. We empower our clients with empathy-driven solutions to navigate their real estate journey with care and understanding.

▶ **TEAM MENTALITY**

We value championships over MVP's. We collaborate openly and vulnerably every day and we view our clients as our investment partners.

▶ **DISPROPORTIONATE VALUE**

We provide more value than what is provided by other brokers in our market. We will give you more than you pay for. We acknowledge real estate as a dynamic value exchange and prioritize meeting all parties' needs comprehensively.

▶ **PERSEVERANCE & PASSION**

We pursue long-term success. We navigate through short-term market fluctuations with a long-term mindset.

▶ **TANGIBLE RESULTS**

We do not confuse activity with achievement. We provide more than just promises. We are driven by results and motivated by success by delivering measurable outcomes, turning our client's real estate goals into tangible achievements.

▶ **ELITE PERFORMANCE**

We've flipped the standard org chart. Our leaders are fully integrated in day to day operations, supporting and encouraging our team from the ground up, acting as a foundation for growth.

Teal Hagan

PRINCIPAL + EMPLOYING BROKER

Teal Hagan is a Principal and the Employing Broker of KH Commercial Real Estate. She has 10+ years investment real estate experience and has sourced hundreds of fix and flips, Denver infill and multi-family development lots for professional investor clients. Her focus is currently on 4-100+ unit value add multifamily projects as well as land for new commercial development. She has brokered over \$100M in real estate in the greater Denver area.

Outside of real estate she enjoys hiking and traveling with her husband, daughter and two dogs.



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DISCLOSURE & CONFIDENTIALITY AGREEMENT

The Owner has engaged Kaufman Hagan Commercial Real Estate (“KH”) to openly represent them on the sale of the future development site located at 13251 Yosemite St Thornton, CO 80602 (“Property”). The Owner has directed that all inquiries and communications with respect to the contemplated sale of such Property be directed to KH.

Marketing Information and the contents, except such information that is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Marketing Information, Recipient agrees that he or she will hold and treat it in the strictest confidence, that you will not disclose the Marketing Information or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or KH and that you will not use the Marketing Information or any of the contents in any fashion or manner detrimental to the interest of Owner.

The recipient further agrees that all information received in written form will be returned if the transaction does not fully consummate.

The recipient further agrees that this confidentiality agreement shall survive the consummation or lack of consummation of the transaction and shall be binding upon its agents, successors, and assigns and insures to the benefit of the Owner and its agents, successors and assigns.

The recipient further agrees to save and hold harmless KH, its agents, successors and assigns and the Owner and its agents, successors and assigns, from any such actions or cause of actions which may arise as a result of a violation of the provisions of this agreement.

The enclosed information (and any supplemental materials provided to a prospective purchaser) has been obtained by sources believed reliable. While KH does not doubt its accuracy, we have not verified it and neither we nor the Owner make any guarantee, warranty or representation of any kind or nature about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example and do not represent past, current or future performance of the property. The value of this transaction to you depends on many considerations, including tax and other factors, which should be evaluated by you and your tax, financial and legal advisors. You and your advisors should conduct a careful and independent investigation of the property to determine to your satisfaction the suitability of the property and the quality of its tenancy for your records.

The Evaluation Material furnished to Buyer will not be used by Buyer for any purpose other than for evaluating a possible transaction involving the Property with the Owner. KH represents the owner and does not allow any sub agency to any other broker. KH has no power or authority in any way to bind the Owner with respect to a transaction involving the Property.

