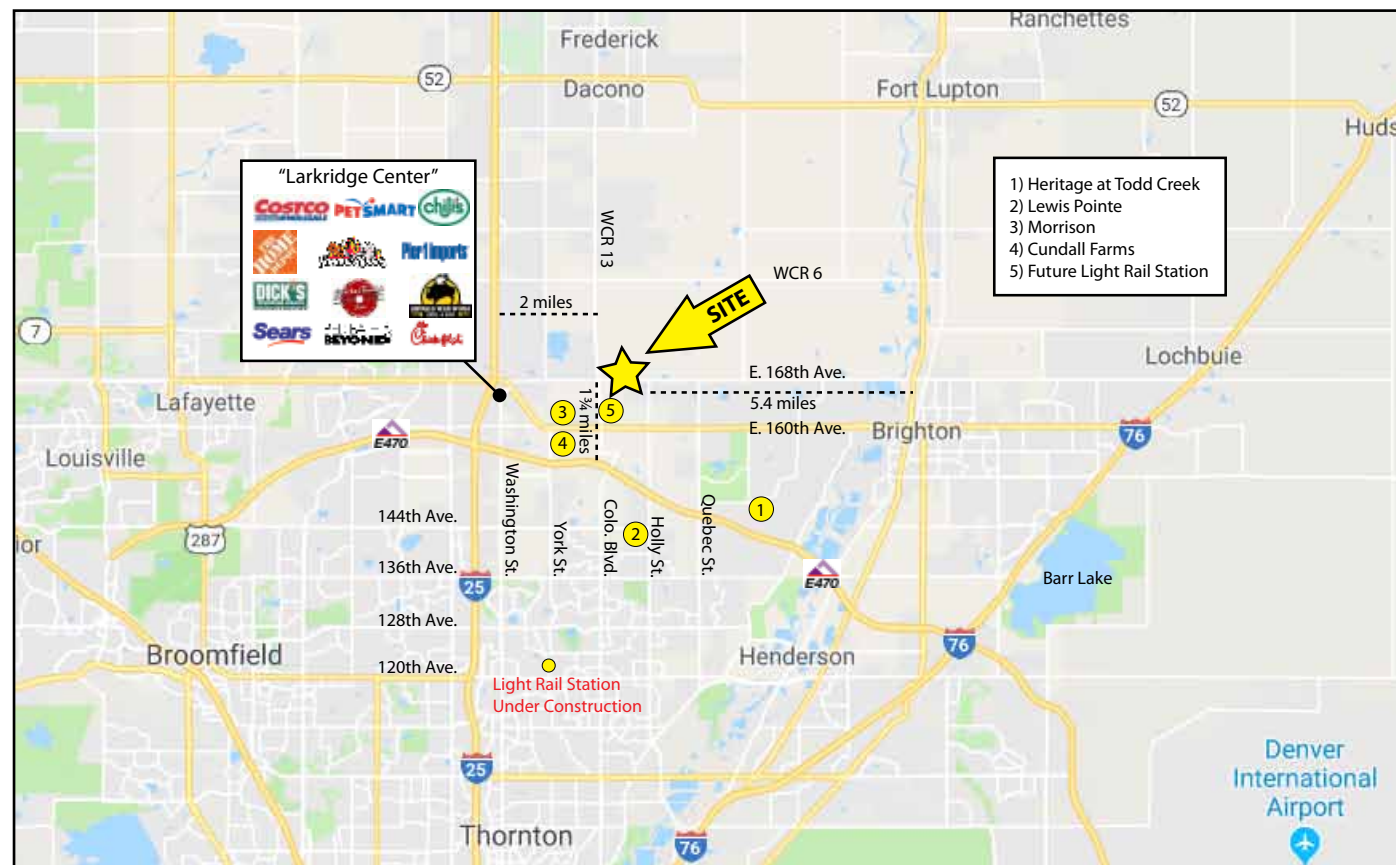




OFFICE INDUSTRIAL RETAIL INVESTMENTS



- 1) Heritage at Todd Creek
- 2) Lewis Pointe
- 3) Morrison
- 4) Cundall Farms
- 5) Future Light Rail Station

**DISTANCES:** (straight line)

Denver Int'l Airport	10± Miles
Brighton	5½ Miles
Boulder	17½± Miles
Downtown Denver	17¼± Miles
I-25	2± Miles
I-70	15½± Miles



Looking east from WCR 13 at 168th Ave.

**DEMOGRAPHICS** (Source: CoStar 2017)

	3 Mile	5 Mile	10 Mile
Population:	15,655	70,658	464,907
Households	5,192	24,111	168,869
Median HH Income	\$144,665	\$129,475	\$80,991
Median Age	36.00	37.50	36.20

**TRAFFIC:** (Source: CoStar)

E. 168th Ave. @ Hwy 7 - 29,816 vpd (at Larkridge Shopping Ctr)



Looking west from Holly St. across from Eagle Shadow Sub.

The information on this property was acquired from sources deemed reliable however we do not warrant its accuracy and recommend that all aspects be independently verified by purchaser.



OFFICE INDUSTRIAL RETAIL INVESTMENTS



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# 431± Acres in Thornton For Sale

2 Miles East of I-25 on 168th Ave. between Colo. Blvd. & Holly St.



Boundary lines provided as a visual representation and may not be accurate. Consult broker for complete legal description.

The 431± acres is located on both sides of 168th Avenue between Colorado Blvd. and Holly Street. Approximately 140± acres is in Adams County in the City of Thornton. Approximately 291± acres in Weld County and can be annexed into the City of Thornton. Join the new communities of Lewis Pointe, Heritage Todd Creek, Cundall Farms and Morrison. Easy access to E-470, I-25 and DIA. Light Rail is being constructed to 124th Avenue and future plans call for a station at 162nd Avenue and Colorado Blvd. Offered at \$40,000/acre or \$17,233,000. (can be subdivided)

## Offered at \$40,000/Acre



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**Weld County**  
291± Acres

**City of Thornton**  
Adams County  
140± Acres

5100 E 168th Ave

5.4 Miles  
to U.S. 85  
at Brighton  
→  
E. 168th Avenue

2 Miles to I-25  
←

1¾ Miles  
to E-470  
↓

Colorado Blvd.

Weld County Road 13  
CR 13  
13

15

2

Holly St.

Eagle Shadow Ave

Ivy St

Jasmine St

Eagle Shadow  
Subdivision

E 163rd Ave

Leyden St

E 165th

E 77th