

FOR SALE | DEVELOPMENT LAND

# THORNTON DEVELOPMENT LAND

COLORADO BLVD BETWEEN 88TH AVE & THORNTON PKWY  
THORNTON, CO

 **COMMERCIAL**

**CENTURY 21** Golden West Realty

**9.08 AC DEVELOPMENT LAND PARCEL IN THORNTON, CO**



**9.08 AC | \$1,499,000**

## PROPERTY OVERVIEW

9.08 acres of unimproved residential/commercial land in Adams County ready for development in the heart of Adams County, just minutes from Downtown Denver. Electric and water is available. Zoned for residential / retail...can be developed for residential (multi-family) (SFA) and commercial retail (CR). The property is located on the west side of Colorado Blvd between 88th Ave and Thornton Pkwy in Thornton CO. Is close to a variety of amenities, including schools, shopping, restaurants and more.

## CONTACTS

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The information contained herein is believed to be reliable, however, no warranty is made regarding its accuracy. Stratera Commercial is a part of the Century 21 Golden West Realty office. (v.1)

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## PROPERTY HIGHLIGHTS

Acreage:	9.08 AC
Asking Price:	\$1,499,000.00 (\$3.79/SF)
Zoning:	CR & SFA (Thornton)
Taxes:	\$5,942.88
County:	Adams
Utilities:	Electric, Gas & Water are available
In Opportunity Zone?	No
In Enterprise Zone?	No
Legal Description:	SECT,TWN,RNG:24-2-68 DESC: BEG 1240/81 FT N OF SE COR SEC 24 TH W 207/16 FT TO A PT ON ELY BOUNDARY LN OF THORNTON VALLEY EAST THIRD FILING TH ALG SD BOUNDARY LN N 06D 12M W 78/37 FT N 21D 49M W 1151/67 FT W 341/95 FT TO A PT ON E LN THORNTON VALLEY EAST SECOND FILING TH N 248/85 FT TO A PT ON N LN OF SE4 SD SEC TH E 972/25 FT TO E4 COR SD SEC TH S 1392/20 FT TO POB EXC PARCS AND EXC RDS 11/415A

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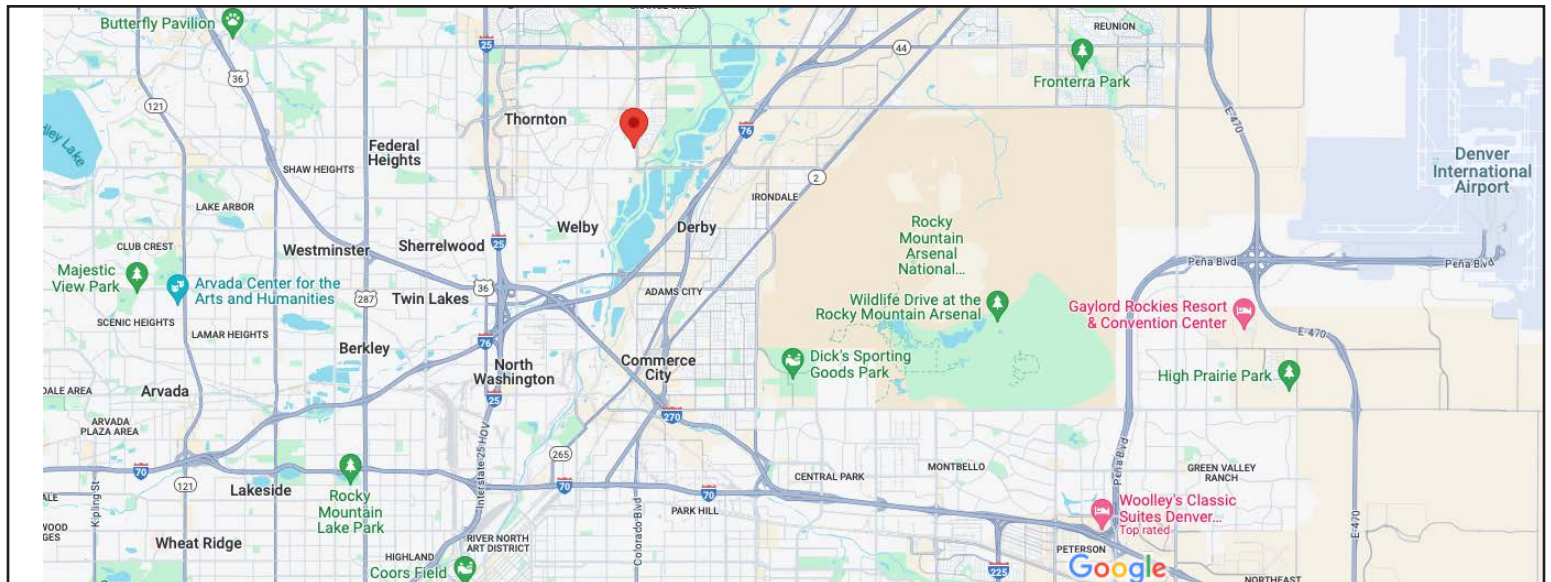
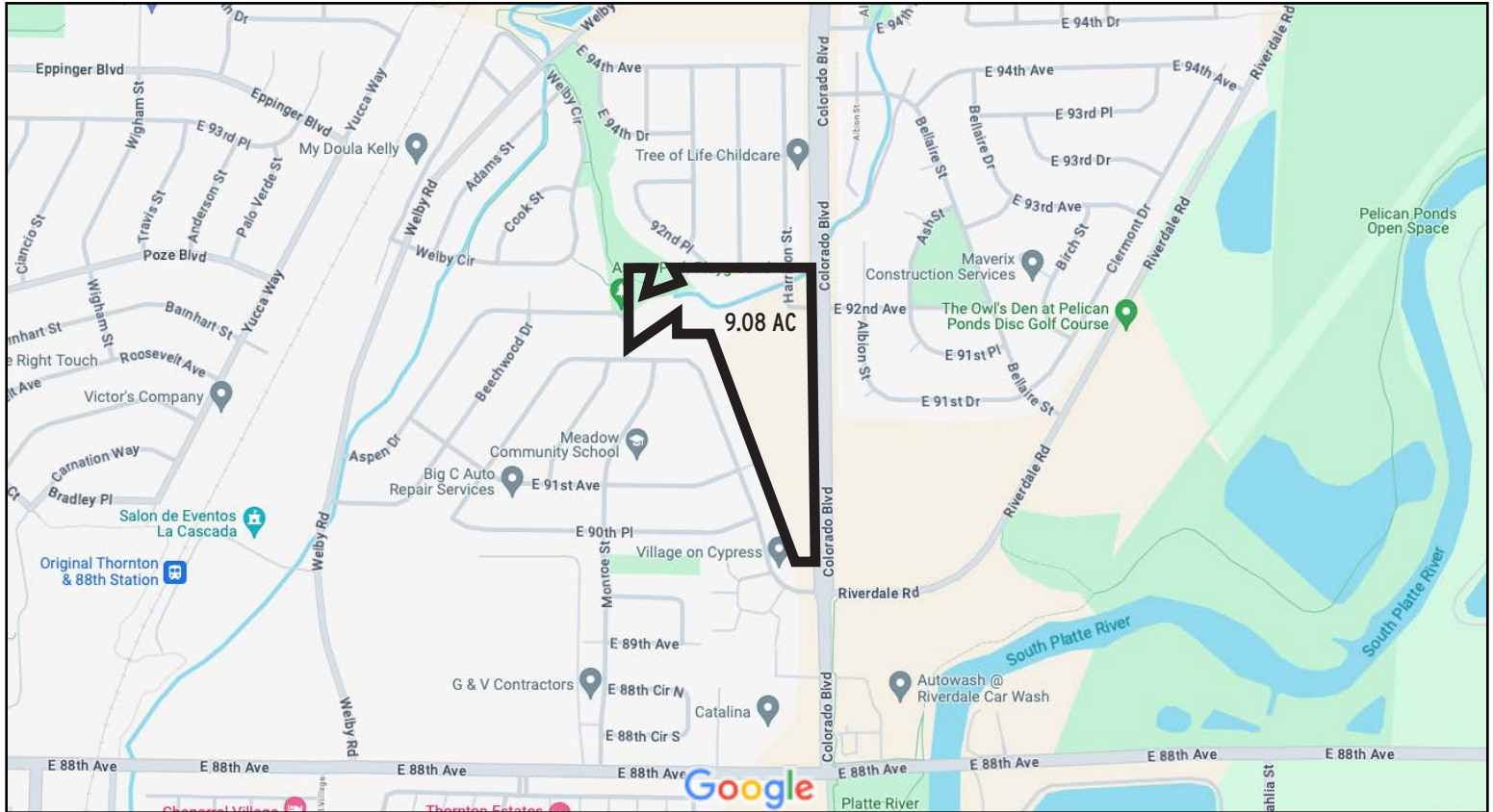
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## LOCATION



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## PHOTOS



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