

# NEW PRICING - MOTIVATED SELLER COMMERCIAL CORNER BULK OR PAD SALES

NW corner of 120th Avenue & Tower Road, Commerce City, CO 80022

FOR SALE



## SALE PRICE - BULK

**\$1,922,000**

## PROPERTY OVERVIEW

Cutler Farms Subdivision

## OFFERING SUMMARY

Sale Price Range - Pads: \$10.00 - \$12.00 SF

Available SF: 213,593

Lot Size: 4.903 Acres

Market: Commerce City

Bulk Price / SF: \$9.00

## PROPERTY HIGHLIGHTS

- Various sized pads available or bulk sale considered
- Pricing adjusted higher for smaller parcel sale(s)
- Growing trade area
- Build to suit possible
- Signalized intersection
- Near "Hot" Reunion master planned community neighborhood with over 1,500 families
- Near E-470 exit at 120th Avenue toll interchange
- 15 minute drive to DIA
- Zoning - PUD
- Part of master planned neighborhood subdivision ready for new housing construction
- Join National Convenience store proposed Lot 1

## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
2022 Total Population	155	54,823	304,807
2022 Households	55	18,025	99,012
Average HH Income	\$150,609	\$121,211	\$106,286

## JEFFREY HIRSCHFELD, ED.D.

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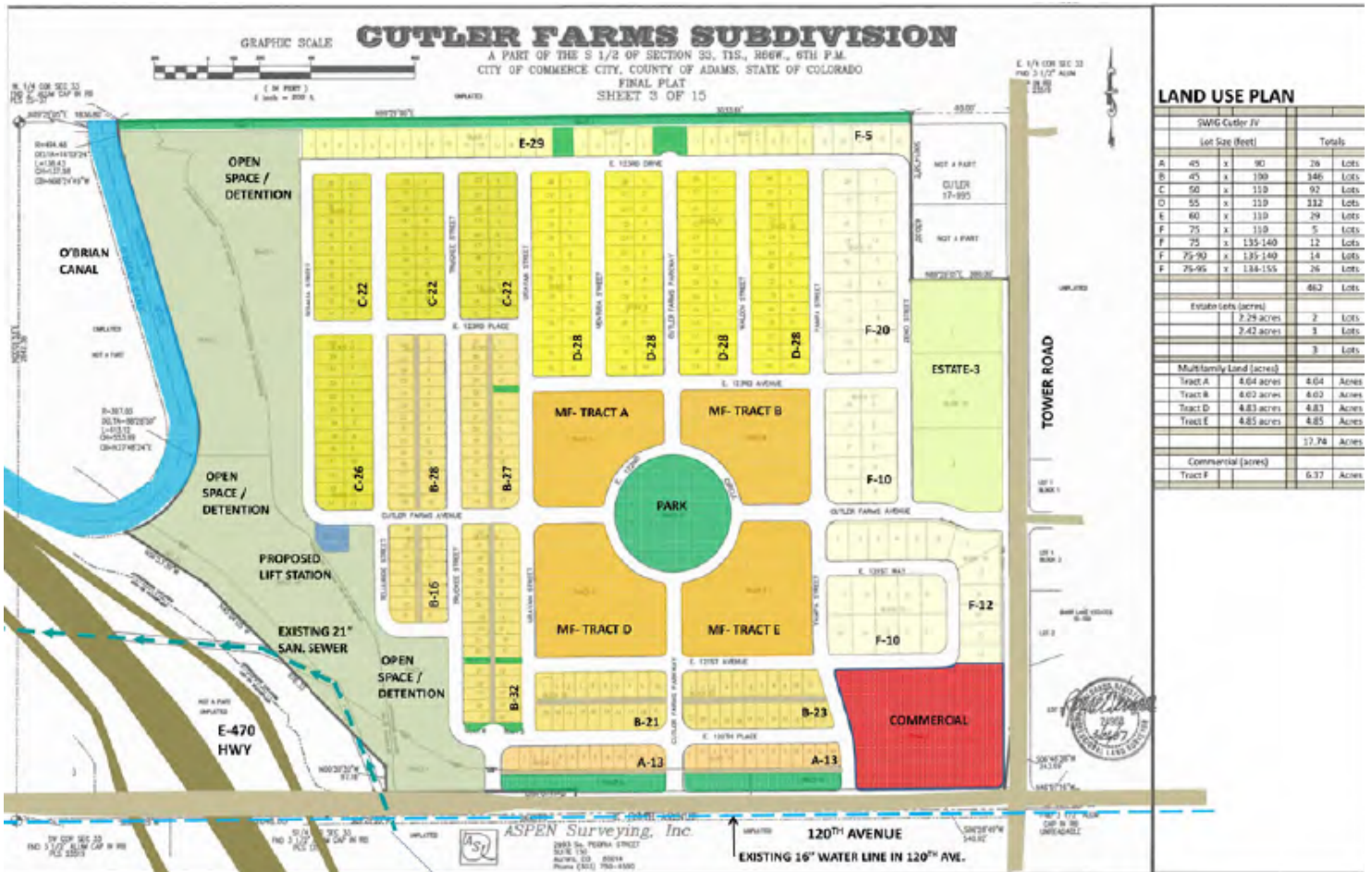
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& CO. BROKERAGE INC.

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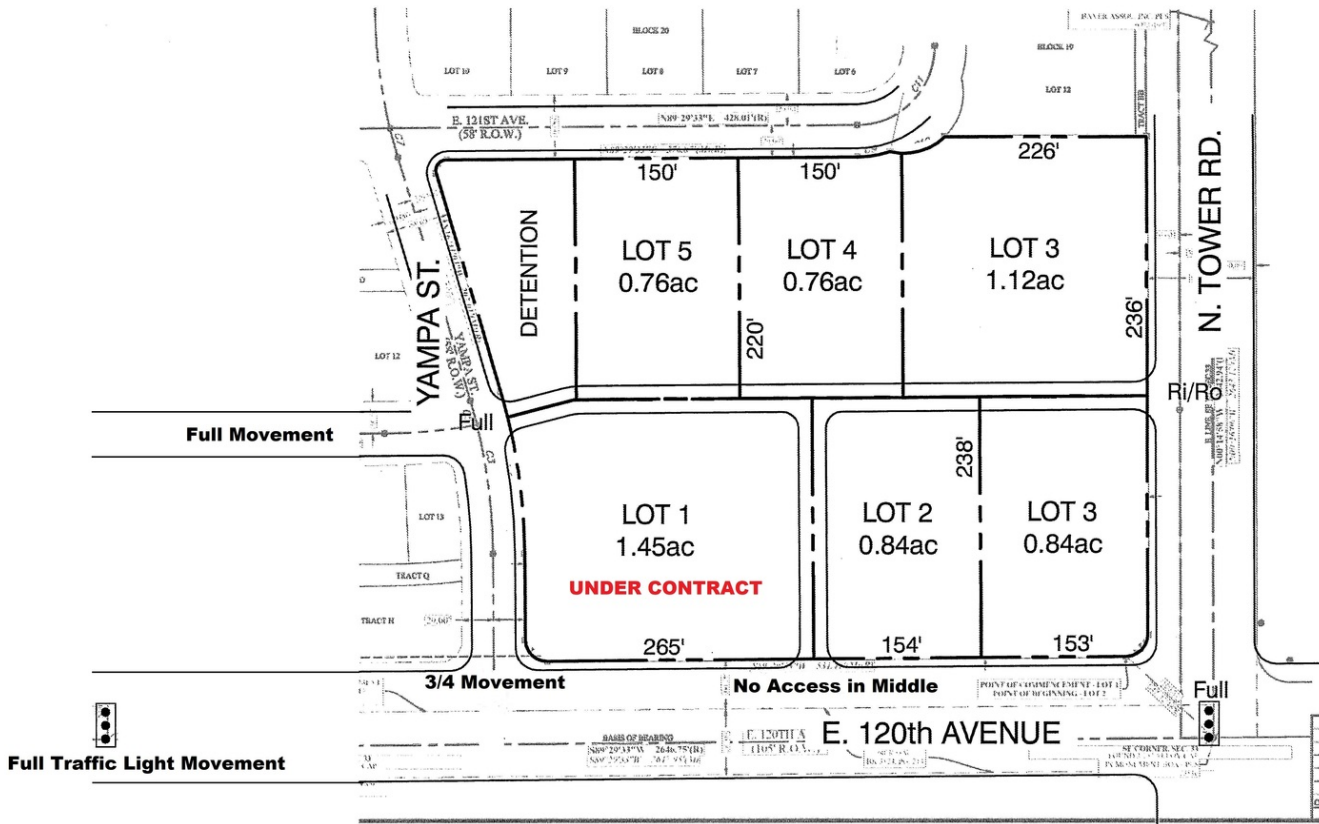
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SCHEME 01  
E. 120th AVE. & N. TOWER RD.  
COMMERCE CITY, COLORADO

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