

IDEAL PARCEL FOR RESIDENTIAL DEVELOPMENT

10230 Chambers Rd., Commerce City, CO 80022

FOR SALE



PROPERTY DESCRIPTION

15.72 acres to be annexed & rezoned into residential use

PROPERTY HIGHLIGHTS

- Currently zoned agricultural and in Adams County
- In-fill play adjacent to existing residential uses to South
- Walkable to many commercial uses and amenities
- Nearby to modern high school
- Seller's prefer to give time for entitlement's to the buyer
- Might be able to rezone in order to do multi-family or single family or mix of both
- Priced to be extremely competitive in the market place
- Will be sold "As is: where is"
- Contact broker for more information

OFFERING SUMMARY

Sale Price: \$7,200,000

Lot Size: 15.72 Acres

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2021 Total Population	9,731	35,486	42,709
2026 Population Projection	10,622	38,458	46,173
2021 Households	3,134	11,563	13,988
2026 Household Projection	3,422	12,535	15,123
2021 Average household income	\$117,414	\$126,561	\$122,754
Businesses	158	406	820
Employees	1,054	3,635	10,290

* Demographics and Traffic Counts provided by CoStar

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ANTONOFF
& CO. BROKERAGE INC.

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10230 Chambers Rd. 15.72 Acres

TRAFFIC COUNT

Location	Direction	Count (vpd)
E. 104th Ave. E of Chambers Rd.	Fairplay St	18,380
E. 104th Ave. E of Kittredge St.	Rose St	12,971
E. 104th W of Altura St.	Granby St	11,516

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