

# TOD - LAND FOR SALE

9151 Welby Rd., Thornton, CO 80229



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

<b>FOR SALE:</b>	<b>\$3,710,691</b> (\$7.50/SF)
<b>Land Size:</b>	11.36± Acres (494,759± SF)
<b>Zoning:</b>	Industrial
<b>Future Use:</b>	Urban Village
<b>City/County:</b>	Thornton / Adams
<b>Taxes:</b>	\$28,994.52 (2019)

Rare TOD land development opportunity located immediately north of the Original Thornton at 88th Light Rail Station. Currently zoned Industrial District, future land use plan is identified by Thornton as Urban Village. The City of Thornton link on the second page of this brochure will direct you to the "Original Thornton at 88th" Station Area Master Plan.

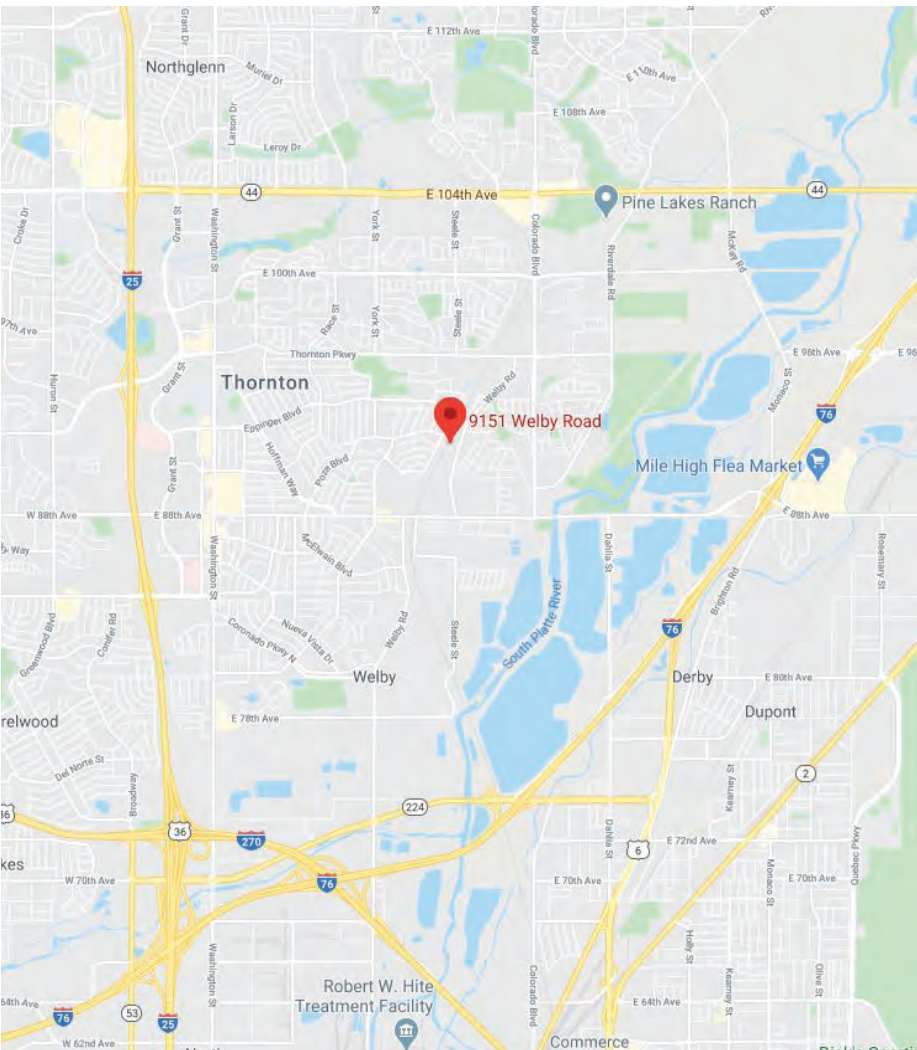


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Looking south towards the RTD station



Looking north

**DEMOGRAPHICS**

1 Mile      3 Miles      5 Miles



Population      15,592      109,826      271,465



Households      5,238      37,361      96,085



Median Income      \$62,372      \$63,192      \$63,557



Median Age      33.20      32.90      33.70



Traffic      17,763 vpd @ Welby Rd. & E. 88th Ave.

**Master Plan Link**

For more information about zoning and the 88th & Thornton Area Master Plan visit [City of Thornton](http://City of Thornton).