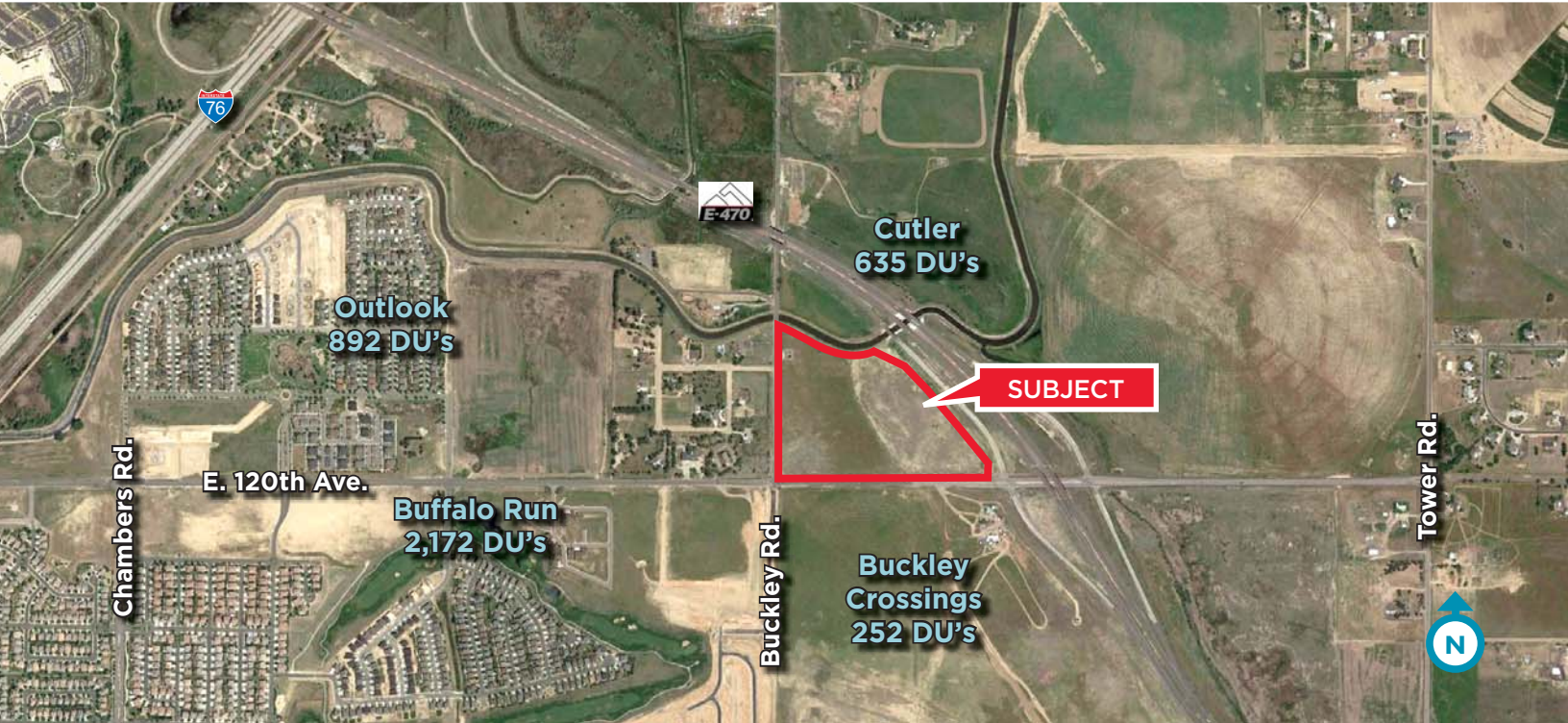


FOR SALE

# NEC E. 120th Ave. & Buckley Rd.

Commerce City, Colorado 80022



## Interchange Development Parcel

Sale Price: \$3,435,795 (\$2.50/SF)

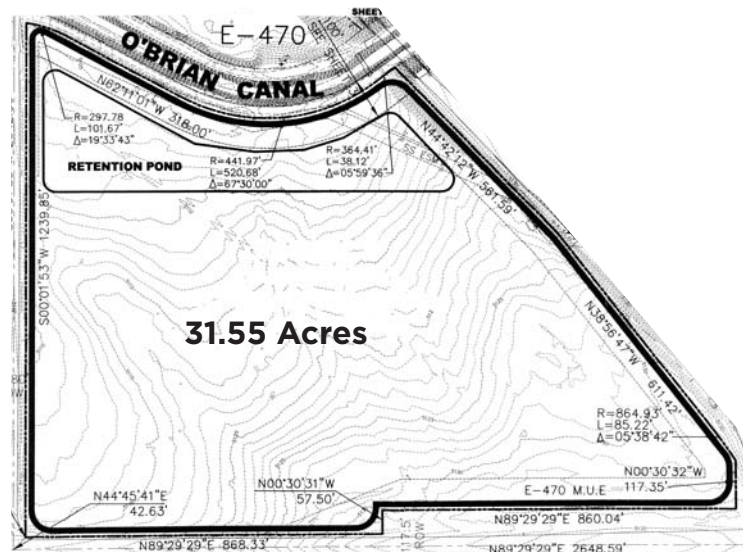
31 Acres located at 120th Avenue and E-470 at Buckley Road. This parcel is situated ideally for development in a quickly emerging submarket. Nearby developments Reunion and Buffalo Run have paved the way to help galvanize this submarket to be prime for more housing and associated commercial development to serve the growing population. *Please see reverse for aerial.*

### Property Features

Site Size 31.55 Acres

Demographics		Esri, 2018		
	3 Miles	5 Miles	10 Miles	
Population	20,764	55,000	320,611	
Avg. HH Income	\$111,577	\$97,840	\$85,992	
Employees	3,524	14,166	93,132	
Businesses	310	1,067	5,823	
Traffic Counts		Esri, 2018		
Intersection	Vehicles Per Day			
120th Avenue at Buckley Road	13,545			
Buckley Road at 120th Avenue	8,400			
E-470 at Buckley Road	28,000			

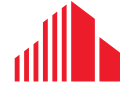
### Site Plan



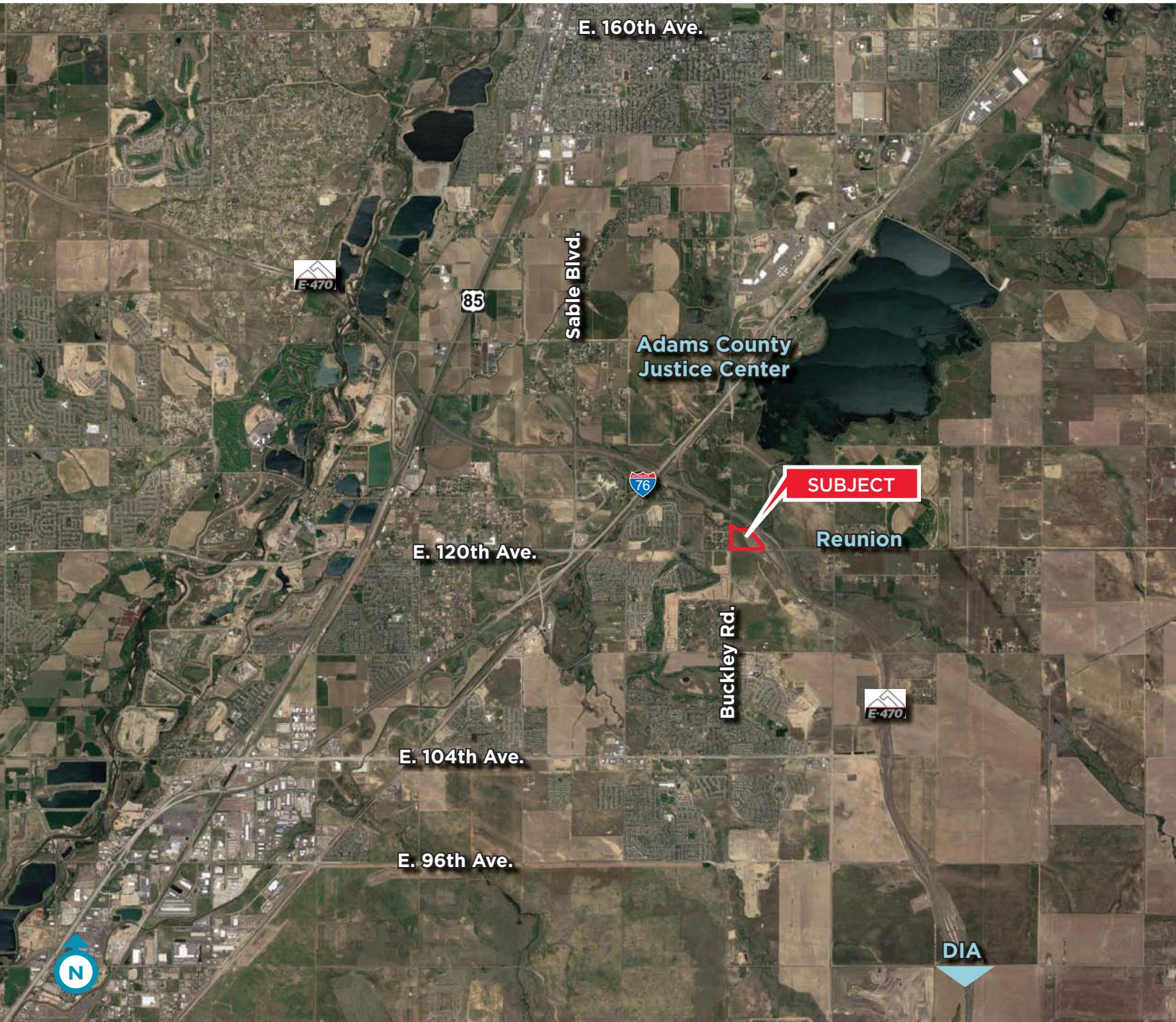
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CUSHMAN &  
WAKEFIELD



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