

Land for Sale

12176 GRANT CIRCLE, THORNTON, CO 80241



Overview

Location: This Business Park District zoned land is situated within the Washington Square Business Park. The parcel offers a prime location for developers looking to build flex and light industrial sites, office space, and many other uses.

Business Park District Summary of Allowable Uses: https://www.thorntonco.gov/government/citydevelopment/Documents/development-services/planning-zoning/zoning-regulations/bp_uses_standards.pdf

Accessibility: Quick access to I-25 and 120th Avenue.




Development Potential: With allowable buildable square footage of 30,000+ SF, there's ample opportunity to build to whatever needs you have.

Seller is currently in the conceptional site plan review and development permitting phase for two buildings. The conceptual drawings are for two 10,000 SF industrial flex buildings that could be demised into 10 units with additional mezzanine space. Seller would be willing to stay on as the developer/contractor.

Highlights

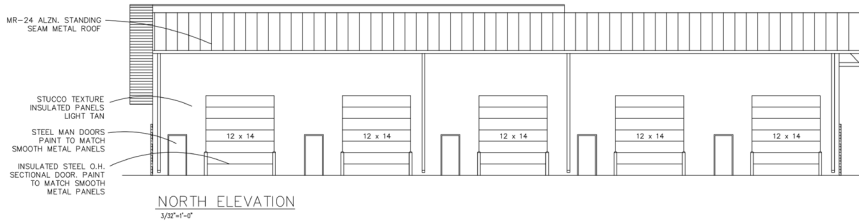
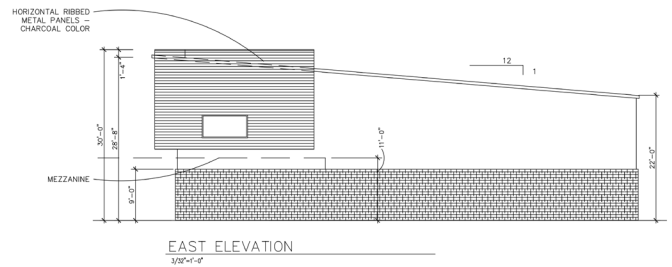
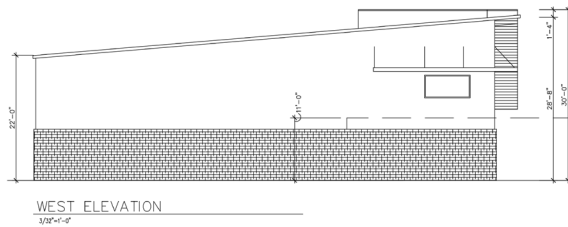
- Close Proximity to I-25 and 120th Avenue
- Business Park (BP) Zoning - Light Industrial, Flex, Office and More Allowed Uses
- Site Allows for Over 30,000 SF of Development
- Distance to Denver: 20 Minutes
- Distance to Boulder: 30 Minutes
- Utilities: Water/Sewer Tied to Street. Gas/Electric on Site

Property Details

-  **Sales Price**
\$1,100,000
-  **Lot Size**
2.01 Acres
-  **Zoning**
BP

Rev: May 9, 2024

Conceptual Drawing



Rev: May 9, 2024

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DEMOGRAPHICS



127,853
Population



36.4
Median Age



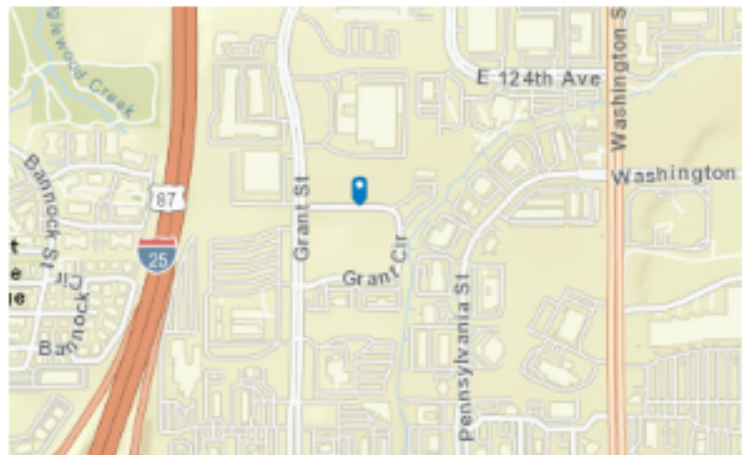
2.6
Average
Household Size



\$88,365
Median Household
Income

TRAFFIC COUNT

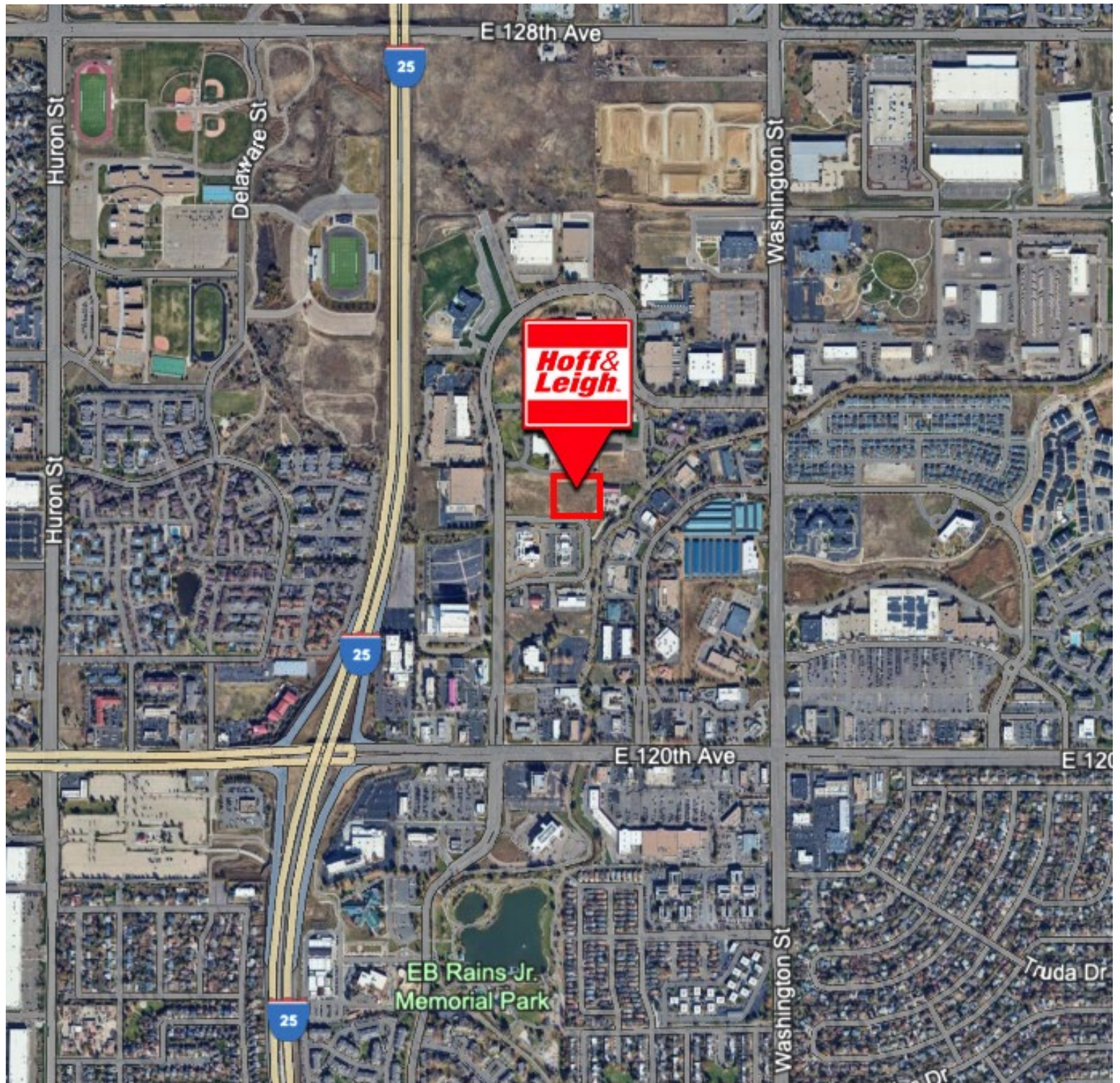
Cross street	VPD	Distance
Grant Cir	3,173	0.1
E 120th Ave	129,000	0.2
Washington St	2,353	0.3
Grant St	2,353	0.3
Pennsylvania St	51,374	0.3



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Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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