

Business Park District Zoned Land For Sale

12196 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/media/file/business-park-bp-district-summary-allowable-uses>

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.

Highlights

- Zoned for Hotel
- Business Park (BP) Zoning - Light Industrial, Flex, Office, Hotel and More Allowed Uses
- Close Proximity to I-25 and 120th Avenue
- 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
\$1,700,000



Lot Size
2.05 Acres



Zoning
Business Park District

Rev: January 12, 2026



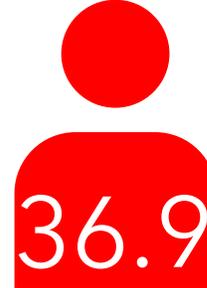
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DEMOGRAPHICS



126,306
Population



36.9
Median Age



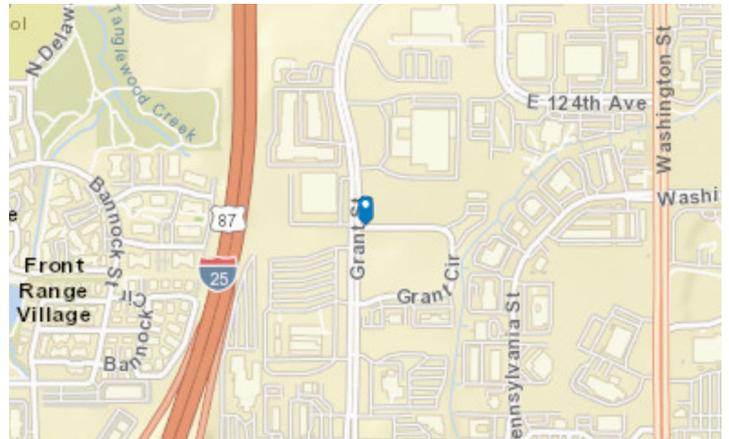
2.6
Average
Household Size



\$102,370
Median Household
Income

TRAFFIC COUNT

Nearest Cross Steet	VPD	Distance (mi)
Grant Cir	3,173	0.1
E 120th Ave	129,000	0.2
Grant St	2,353	0.3
Grant St	40,443	0.3
Washington St	2,353	0.3



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