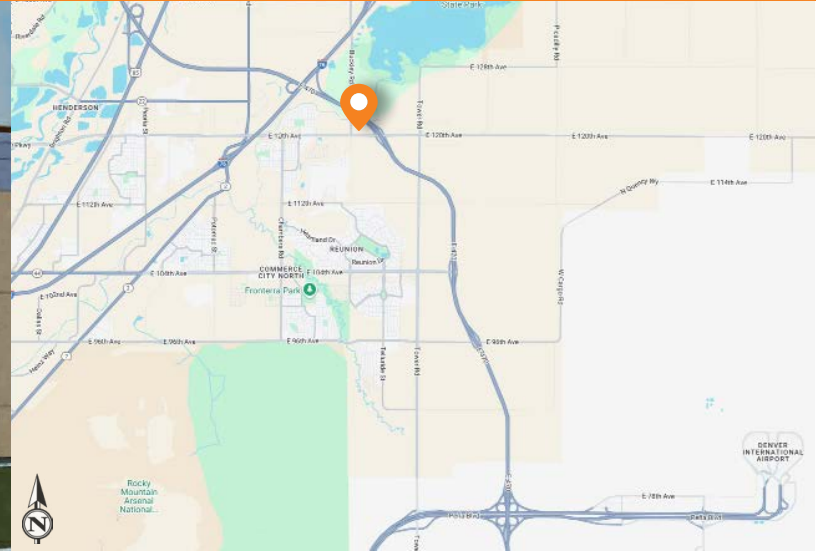


52.95 ACRE DEVELOPMENT

NEC OF EAST 112TH AVENUE & TOWER ROAD - COMMERCE CITY, CO



RETAIL FOR SALE



AVAILABLE

- Prime land for sale in growing trade area near growing residential communities such as Reunion (Shea, 15,316 units; Buffalo Run 2,588 Units) and near 197 acre DIA Airport Technology site.

ALLEN LAMPERT

303.577.9960
allen.lampert@dhlb.com

ROBIN NICHOLSON

303.577.9971
robin.nicholson@dhlb.com

PROPERTY HIGHLIGHTS

- Strategic Freeway investment or development opportunity fronting E-470 - TR Ranch PUD.
- Interchanges at 104th & 120th currently, and land planned for future interchange at 112th. Traffic signal proposed at Tower intersection.
- Adjacent to 2 major master planned subdivisions - great commercial potential.

NEARBY RETAILERS



TRAFFIC COUNTS

On Tower Rd south of 112th Ave	11,050 CPD
On Tower Rd north of 112th Ave	11,124 CPD
On E-470 south of 112th Ave	58,589 CPD
On E-470 north of 112th Ave	58,513 CPD

Source: CDOT 2025

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	31,802	48,768	108,373
AVERAGE HH INCOME	\$171,420	\$161,126	\$143,626
BUSINESSES	551	1,104	3,342
EMPLOYEES	2,786	7,896	27,097

Source: Applied Geographic Solutions, 2025 Estimates

52.95 ACRE DEVELOPMENT

NEC OF EAST 112TH AVENUE & TOWER ROAD - COMMERCE CITY, CO



120th Ave

120th Ave

- 12 minute drive to the DIA Airport and the Gaylord Rockies.
- Seller will bring utilities to site for a bulk sale and provide off-site improvements.
- High growth: 7.9% annually
- High income: \$171,420 average household income within 3 miles.
- Priced below market.

LOCAL COMMERCIAL	OFFICE/FLEX	OPEN SPACE	MEDIUM DENSITY RESIDENTIAL	FLOOD ZONE A	OIL AND GAS LEASE PARCEL
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Tower Rd



BUFFALO RUN
Future Residential & Commercial
2,588 Dwelling Units
(at build-out)

SITE

A LOCAL COMMERCIAL CENTER
12.95 AC.

OGOA-1 LEASE PARCEL 18.81 AC.

OGOA-2 LEASE PARCEL 35.33 AC.

OGOA-3 LEASE PARCEL 15.00 AC.

FID FLOOD ZONE

B OFFICE/FLEX 20.12 AC.

OS OPEN SPACE 14.42 AC.

C MDR 15.89 AC.

D MDR 31.38 AC.

112th Ave

112th Ave

Future (with warrants)

Future Interchange



REUNION
Future Residential & Commercial
15,316 Dwelling Units
(at build-out)

Tower Rd



52.95 ACRE DEVELOPMENT

NEC OF EAST 112TH AVENUE & TOWER ROAD - COMMERCE CITY, CO





5750 DTC Parkway, Suite 200
Greenwood Village, CO 80111

www.dhlb.com

ALLEN LAMPERT

303.577.9960

allen.lampert@dhlb.com

ROBIN NICHOLSON

303.577.9971

robin.nicholson@dhlb.com

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