



OFFICE INDUSTRIAL RETAIL INVESTMENTS



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THORNTON LAND FOR SALE \$175,000

8881 N. Huron St.
Thornton, CO 80260

Located immediately north of the 7-11 & liquor store at the NWC of W. 88th Avenue & N. Huron Street, this 31,799± SF (.73 acre) level parcel provides a great opportunity for development. It is adjacent to the Carriage Hill apartments and across the street from Rocky Mountain Cancer Centers. Zoned PUD, uses could include medical, office or retail. Easy access to I-25 via 84th Avenue or Thornton Pkwy.

2016 Taxes: \$1,462.66

Zoning: PD

AIN: 0171921403023/Adams County

* Owner Carry

* Joint Venture



Another nearby listing at **8501 N. Huron St.** - A 2.84 acre site with a 1.58 acre buildable envelope with Huron Street frontage. Offered at \$275,000.



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● **DEMOGRAPHICS**

	1 Mile	3 Mile	5 Mile
■ Population	19,720	146,983	319,365
■ Median Age	30.90	33.60	34.40
■ Median HH Income	41,219	47,064	51,867

Source: Co-Star

● **TRAFFIC**

Huron St. at Planet Place: 17,892 vpd
 W. 84th at Ralph Lane: 27,912 vpd

Source: CoStar 2014 Traffic Statistics