

FOR SALE  
\$809,562\*



# CROSS CREEK AVENUE

{SEC 6<sup>TH</sup> AVE & CATAWBA WAY + AURORA}

Just east of Buckley Air Force Base and right off E-470, this area has experienced exponential growth. New housing developments and a growing population are in need of retail and commercial to support these communities nearby.

ZONING:

MU-R

AVAILABLE:

4.13 Ac

ACCESS:

Full Movement off N  
Catawba Way

PRICING:

\$4.50/sf

NOTES:

\*Seller is Willing to  
Consider Owner Carry.





# ZONING INFO

{MU-R: MIXED USE-REGIONAL}

COUNTY: **ARAPAHOE**

PARCEL ID: **1977-07-2-13-0014**

The MU-R district is intended to serve “image making” areas in Aurora such as gateways, major arterial street and highway intersections, and regional activity centers. The MU-R district allows for a mix of medium- to high-density residential and regional commercial uses. The MU-R district intends to promote a distinctive, unified character and to ensure high quality development.

## POTENTIAL USES:

- + Mixed-Use
- + Multifamily Housing
- + Fuel & Convenience  
(Including Car Wash)
- + Bank
- + Medical/Dental Clinic
- + Restaurant
- + Retail Shop
- + Day Care Facility
- + \*\*Auto Body Shop
- + \*\*Drive-Thru Facility

PLEASE NOTE: Zoning information courtesy of Article 9, Chapter 146 of the Aurora Municipal Code. Although every effort is made to ensure the accuracy of the information contained herein, please confirm acceptability and contingencies of intended use(s) with the city of Aurora. BRC Real Estate cannot be responsible for consequences resulting from any omissions or errors contained herein and BRC Real Estate assumes no liability whatsoever associated with the use or misuse of this information.



# AREA INFO



Just East of Buckley Air Force Base and right off E-470, this area has experienced exponential growth. New housing developments and booming population are in need of retail and commercial to support. Other indicators of growth include the Stephen D. Hogan Parkway, which extends 6th Avenue across E-470 and connects with 6th Parkway (scheduled completion Fall 2019), as well as the new Chase Bank Data Center offering 300+ jobs (currently under construction) just north of this site.

## TRAFFIC COUNTS

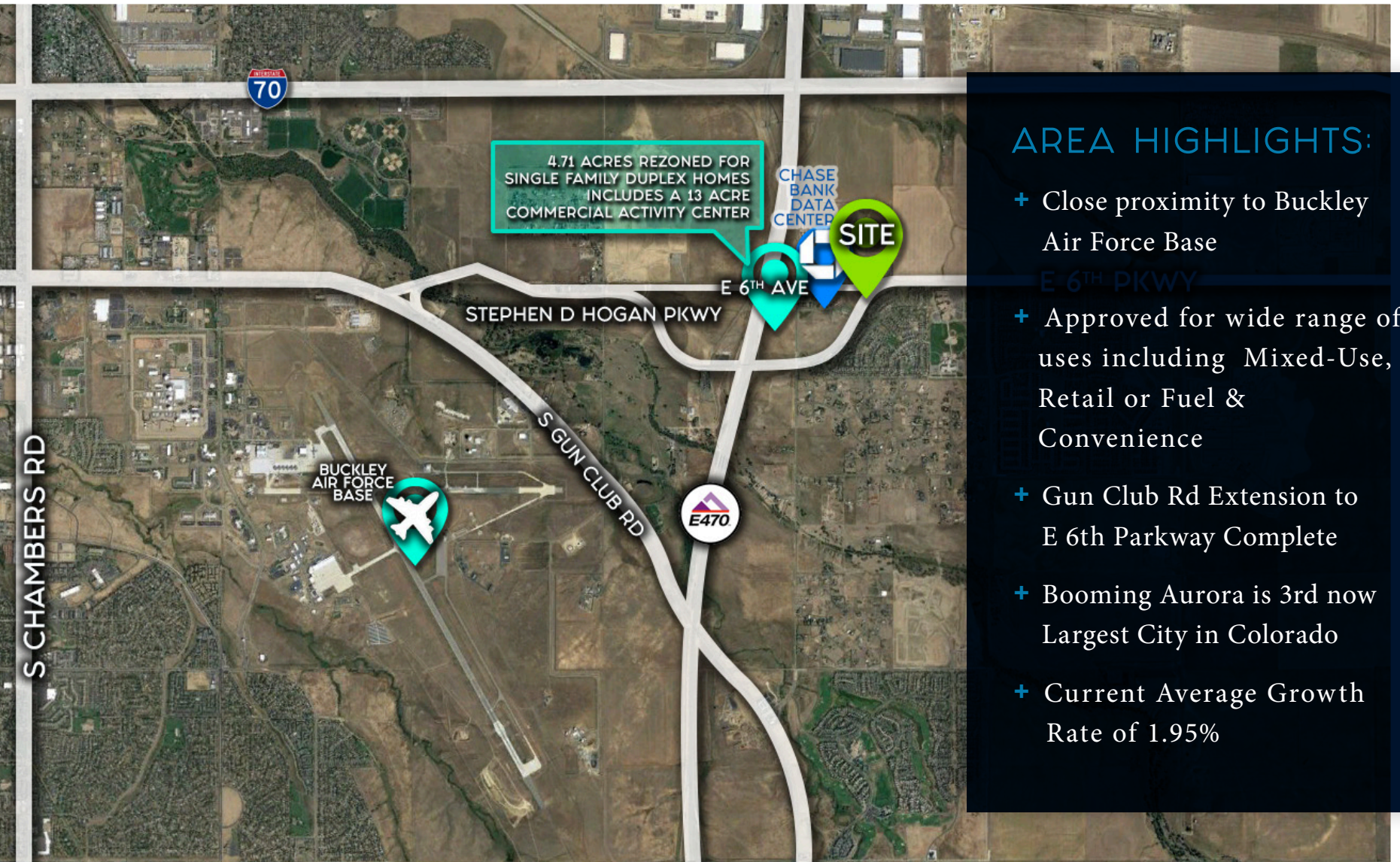
E-470 & E 6TH PKWY: 23,000 VPD  
 N GUN CLUB RD & E 5TH AVE: 8,385 VPD

	HOUSEHOLDS (HH)	AVG HH INCOME	AVG AGE	POPULATION
1 MILE:	172	\$111,277	34.9	2,182
3 MILES:	7,541	\$105,561	34.7	11,145
5 MILES:	44,339	\$83,391	34.2	79,448



# AERIAL MAP

{COMPETITION & AMENITIES}



## AREA HIGHLIGHTS:

- + Close proximity to Buckley Air Force Base
- + Approved for wide range of uses including Mixed-Use, Retail or Fuel & Convenience
- + Gun Club Rd Extension to E 6th Parkway Complete
- + Booming Aurora is 3rd now Largest City in Colorado
- + Current Average Growth Rate of 1.95%



{LISTED BY BRC REAL ESTATE}

DAN CLAYTON 303.541.1591 + DAN.CLAYTON@BRCREALESTATE.COM

8000 W 14TH AVENUE, LAKEWOOD, CO 80124 + 303.495.2212 + WWW.BRCREALESTATE.COM