



# BRIGHTON LAND

+ 120TH AVENUE & POTOMAC | BRIGHTON, CO | 80601

\$1,995,000 ~~\$2,500,000~~



Price  
DROP



# QUICK OVERVIEW

## PROPERTY FACTS

Strong demand for restaurant, car wash, liquor store or automotive services.



+ ZONING  
A-1

+ PRICE/SF  
\$5.03/SF

+ LAND SIZE  
9.1 AC

+ BUILDINGS  
RESIDENCE, MISC

+ PROP. TYPE  
LAND

+ NOTES  
EASY ACCESS TO I-76 &  
NORTHWEST PARKWAY

# LAND & ZONING INFORMATION

It is intended that the PUD district be applied primarily on undeveloped land and that it be utilized to permit various land uses to develop in a compatible manner, to encourage innovations in design. Until and unless a final plan for property in a PUD district has been approved by city council under the provisions of chapter 17-38, the uses permitted by right in any PUD district shall be the uses permitted by right in an A-1 district, except that oil and gas development shall be permitted by special review.

**+** COUNTY  
Adam's

**+** DESIGNATION  
PUD, PLANNED UNIT DEVELOPMENT

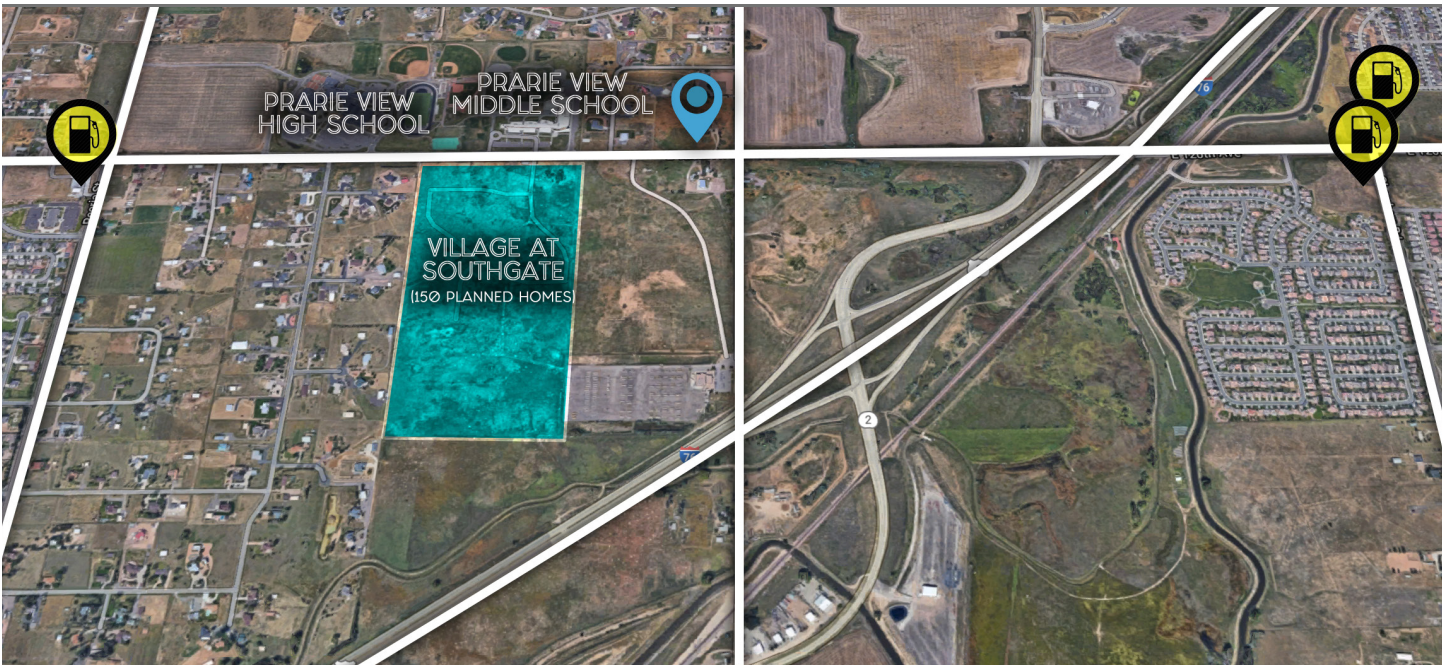
## POTENTIAL USES:

FARMING/RANCHING

RETAIL GAS

NURSERY

OUTDOOR  
COMMERCIAL  
RECREATION



*PLEASE NOTE: Zoning information courtesy of the county of Adams 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 Brighton City. 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.*



# LOCAL TRAFFIC DEMOGRAPHICS

Brighton is a dynamic and rapidly growing bedroom community and the gateway to the Denver Metro area for Northeastern Colorado. Developers are finding great opportunities in Brighton in a variety of sectors with a growing energy industry, and capital investments. [www.brightonchamber.org](http://www.brightonchamber.org)

## + TRAFFIC COUNTS

E 120th Avenue @ Potomac Street: 12,302 VPD



### HOUSEHOLDS

2 Mile: 4,997  
5 Miles: 24,670  
10 Miles: 140,087



### AVG HH INCOME

2 Mile: \$118,538  
5 Miles: \$110,052  
10 Miles: \$93,057



### MEDIAN AGE

2 Mile: 33.9  
5 Miles: 33.8  
10 Miles: 33.4



### POPULATION

2 Mile: 12,185  
5 Miles: 55,033  
10 Miles: 341,725





MAP &

# AERIAL

COMPETITION



LISTED BY BRC REAL ESTATE:

- + JASON KEITH  
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