

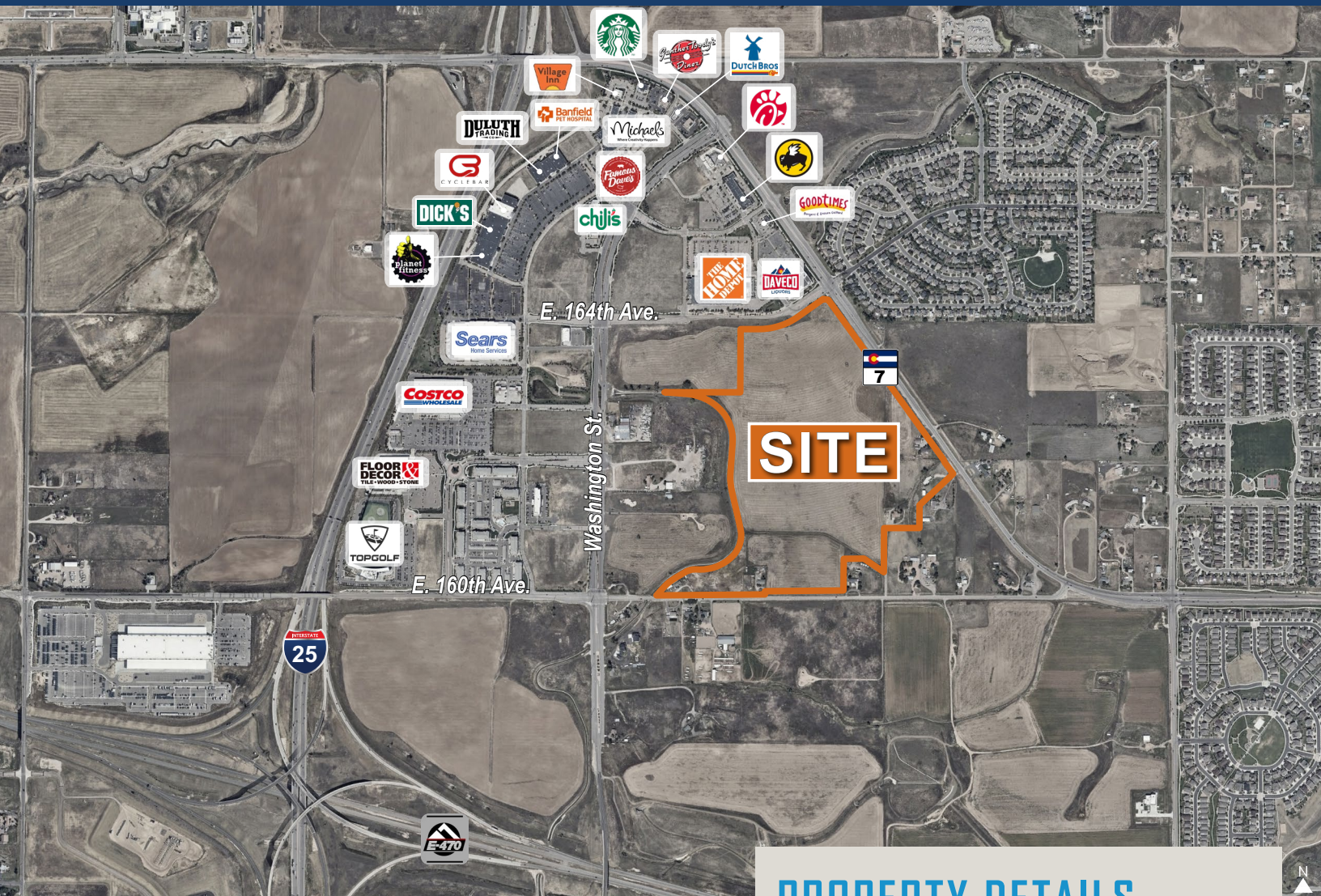
COMMERCIAL / MIXED-USE LAND FOR SALE

ROYEL POINT

SEC I-25 & CO HWY 7, THORNTON, CO 80023

VENTANA
CAPITAL

TREVEY
COMMERCIAL



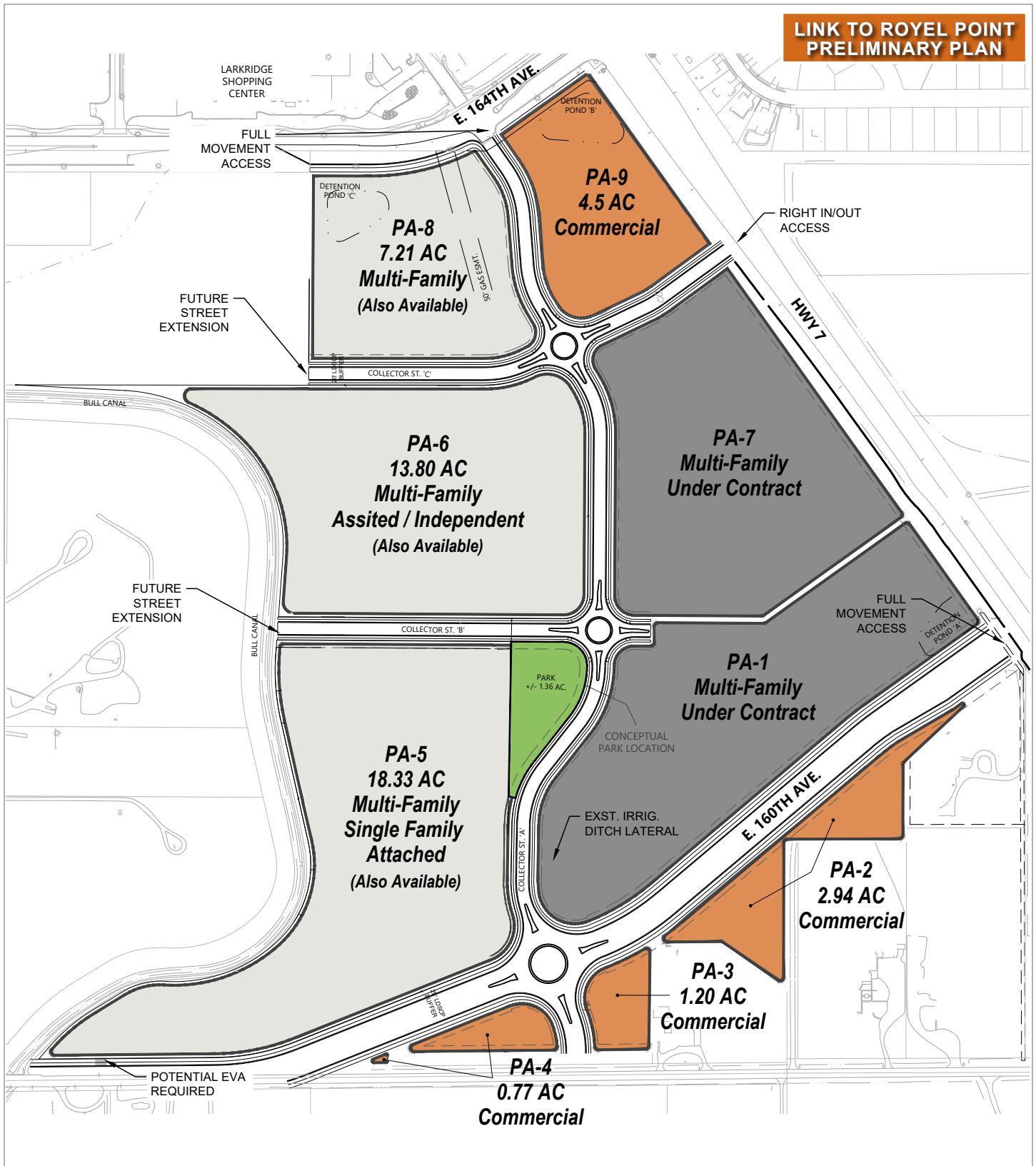
PROPERTY FEATURES

- Commercial / Mixed-Use Land for Sale
- Prime Development Land Adjacent to Larkridge Shopping Center with Strong Demographics
- Join Home Depot, Costco, Chick-fil-A, Living Spaces, Floor & Decor, Buffalo Wild Wings and Top Golf
- Excellent Access to I-25 & E-470
- Full Movement Access & Pedestrian Connectivity
- Wide Range of Uses Including Automotive, Fast Food, Bank, Tunnel Wash, Medical and Office
- **No Storage Uses Allowed**
- Surrounded by 1,000+ Planned Multi-Family and Single-Family Attached Housing

PROPERTY DETAILS

LOT INFORMATION	0.95 - 12.35 Acres
PRICE	Contact Broker
ZONING	Commercial / Mixed-Use
GRADING	Level
WATER / SAN	City of Thornton
GAS / ELECTRIC	United Power
FRONTAGE	933' on S.H. 7
ACCESS	Full-Movement Access & Pedestrian Connectivity
CROSS STREETS	S.H. 7 & E. 164th Avenue
CITY / COUNTY	Thornton / Adams

PRELIMINARY PLAN



TREVEY
COMMERCIAL

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BROKERAGE DISCLOSURE

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