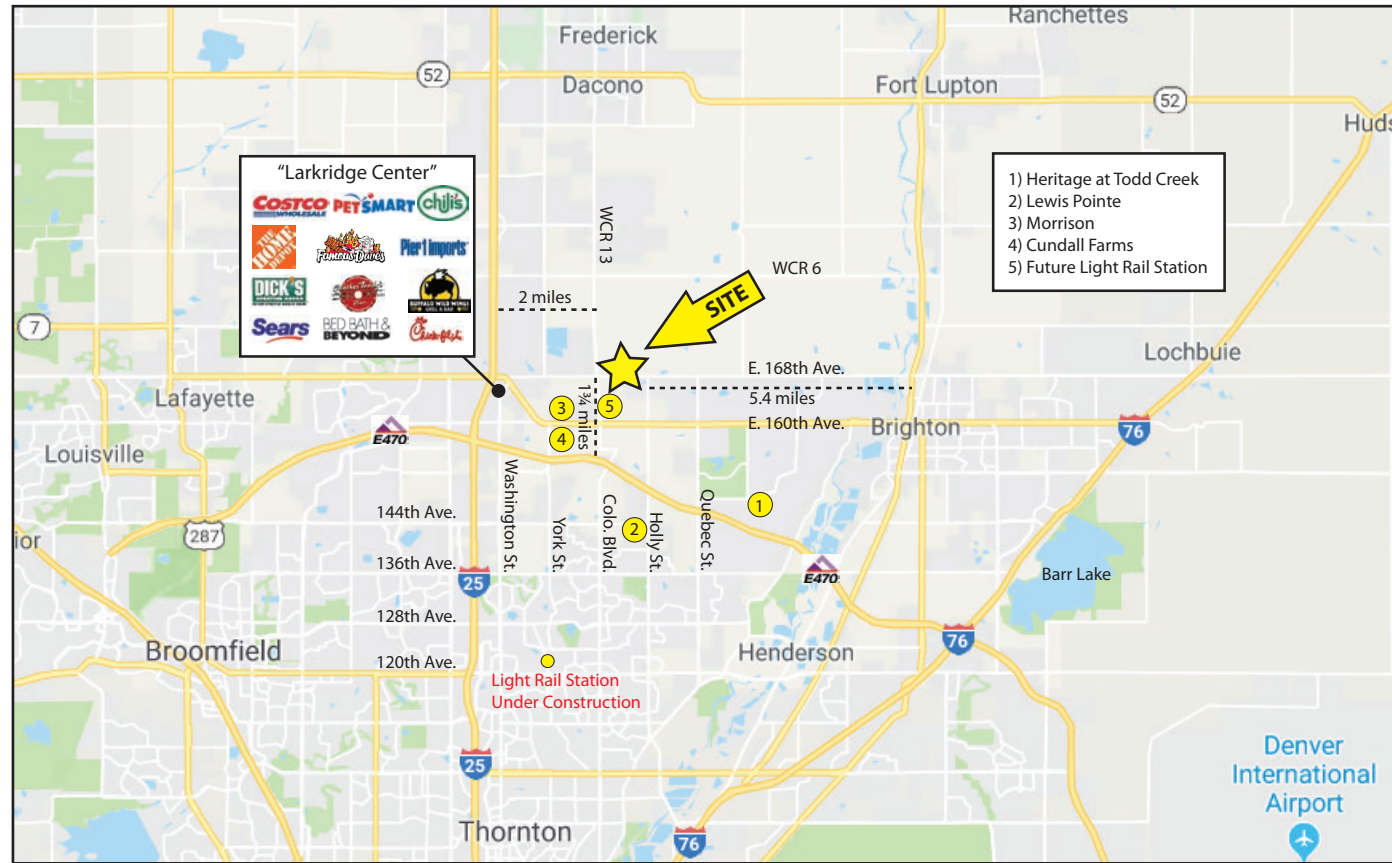


# Thornton Land For Sale

Residential / Commercial Development Land



**DISTANCES:** (straight line)

Denver Int'l Airport	10± Miles
Brighton	5½ Miles
Boulder	17½± Miles
Downtown Denver	17¼± Miles
I-25	2± Miles
I-70	15½± Miles



Looking east from WCR 13 at 168th Ave.

**DEMOGRAPHICS** (Source: CoStar 2022)

	3 Mile	5 Mile	10 Mile
Population:	13,705	74,410	492,613
Households	4,089	21,965	160,674
Median HH Income	\$162,324	\$151,135	\$117,243
Median Age	38.10	37.00	36.80

**TRAFFIC:** (Source: CoStar)

E. 168th Ave. @ Colorado Blvd. - 3,436 vpd

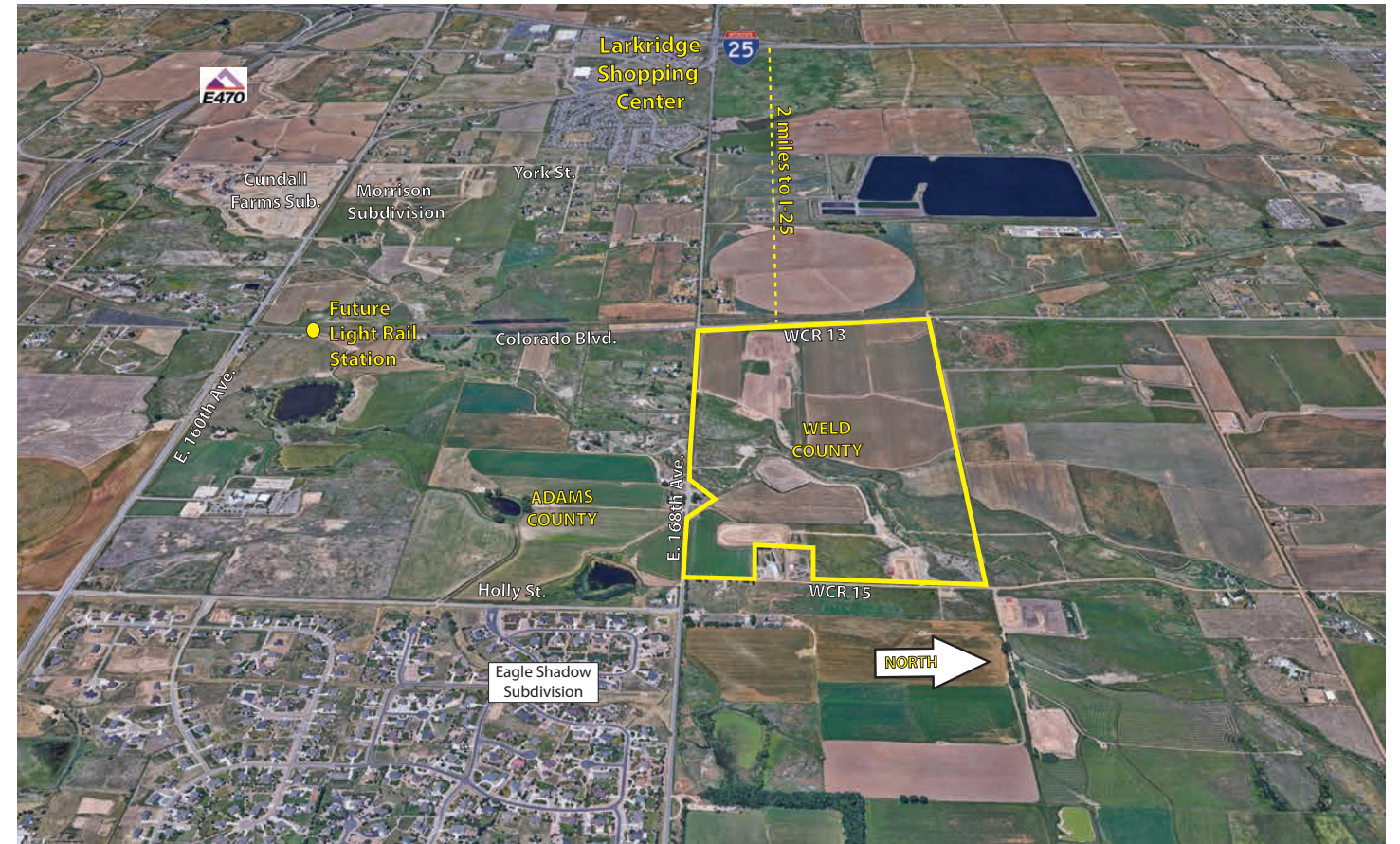


Looking west from Holly St. across from Eagle Shadow Sub.

5100 E. 168th Ave.

## 291± Acres in Thornton For Sale

2 Miles East of I-25 on 168th Ave. between Colo. Blvd. & Holly St.



Boundary lines provided as a visual representation and may not be accurate. Consult broker for complete legal description.

The 291± acres is located on the north side of 168th Avenue between Colorado Blvd. and Holly Street. Approximately 291± acres in Weld County and can be annexed into the City of Thornton. Join the new communities of Lewis Pointe, Heritage Todd Creek, Cundall Farms and Morrison. Easy access to E-470, I-25 and DIA. Light Rail is being constructed to 124th Avenue and future plans call for a station at 162nd Avenue and Colorado Blvd.

### Inquire For Pricing

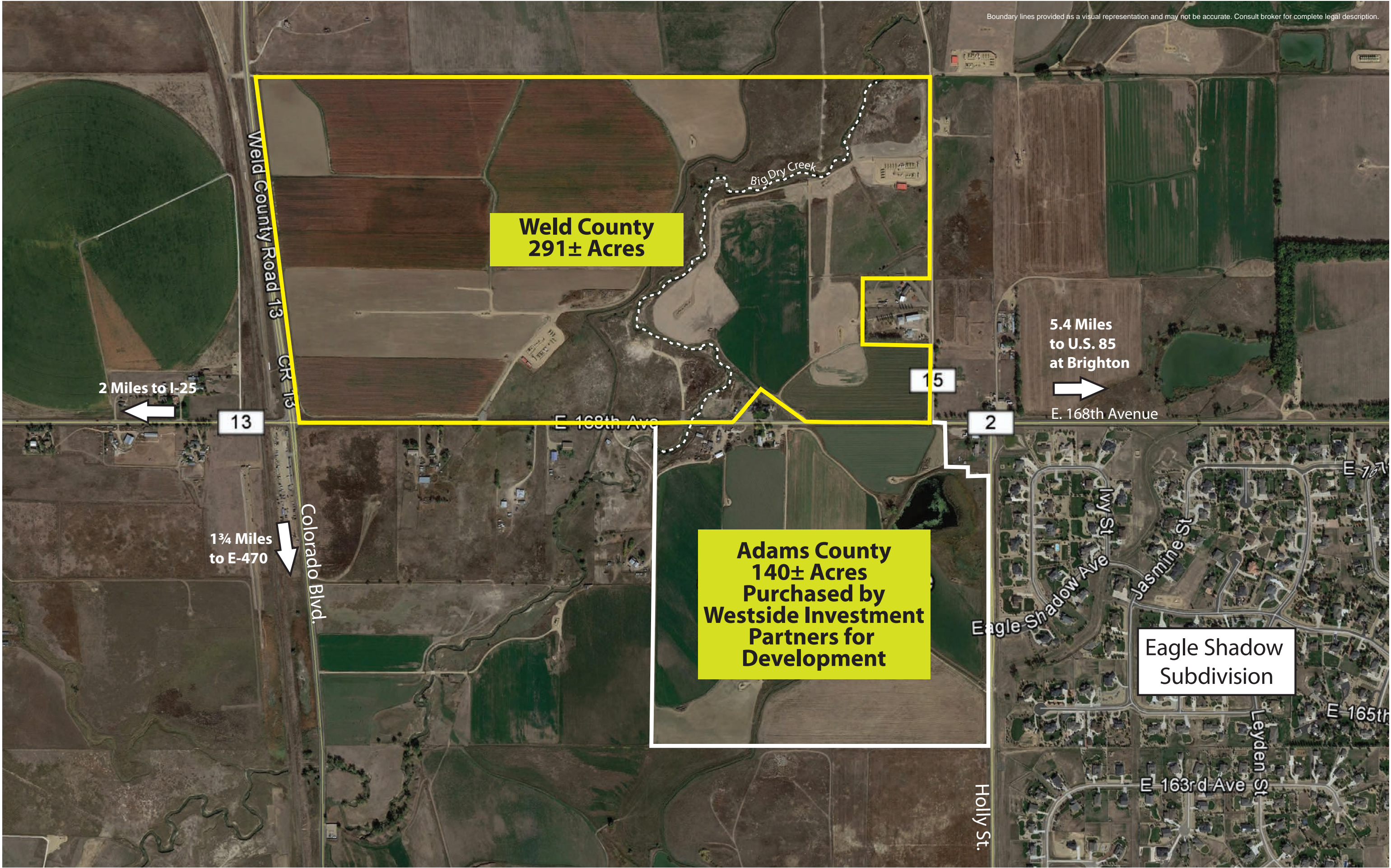
**Fuller Real Estate**  
(303) 534-4822

[Click for Brokerage Disclosure](#)

**Andrew Dodgen**  
720.287.5412 direct  
720.670.0377 mobile  
ADodgen@FullerRE.com

**Bob Leino**  
720.287.5402 direct  
720.339.8841 mobile  
BLeino@FullerRE.com

Boundary lines provided as a visual representation and may not be accurate. Consult broker for complete legal description.



**Weld County  
291± Acres**

**Adams County  
140± Acres  
Purchased by  
Westside Investment  
Partners for  
Development**

**Eagle Shadow  
Subdivision**

2 Miles to I-25

1 3/4 Miles to E-470

5.4 Miles to U.S. 85 at Brighton

13

15

2

Weld County Road 13  
CR 13

E 168th Ave

E. 168th Avenue

Colorado Blvd.

Holly St.

Eagle Shadow Ave  
Ivy St

Jasmine St

E 163rd Ave

Leyden St

E 70th

E 165th