

# WATER TOWER VILLAGE

## COMMERCIAL DEVELOPMENT LAND

S.E.C. OF TOWER ROAD & BRIDGE STREET | BRIGHTON, COLORADO 80603

### PRIME COMMERCIAL LAND

### DEVELOPMENT OPPORTUNITY

The subject property is a 12+/- acre development parcel located in Denver's north metro community of Brighton, Colorado. While the city dates back to 1881, there has been explosive growth in the area due to the addition of several major employers, uncongested highways that provide quick access to the entire metro area, and Downtown Brighton's small-town charm.

The property is surrounded by single-family residential subdivisions, retail amenities, and city parks and ballfields.



# DEPAUL

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# PROPERTY OVERVIEW

## PROPERTY DESCRIPTION

**LOCATION** [S.E.C. of Tower Road & Bridge Street  
Brighton, Colorado 80603](#)

**PROPERTY TYPE** Commercial Development Land

**LOT SIZE** 12.753 AC

**ZONING** PUD – Commercial

**SALE PRICE** Contact Broker

## DEMOGRAPHIC DATA

	<u>3 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>
<b>2022 POPULATION</b>	44,291	56,795	176,172
<b>2022 HOUSEHOLDS</b>	14,417	18,731	58,143
<b>HOUSEHOLD INCOME</b>	\$100,574	\$101,423	\$117,882
<b>2027 POPULATION</b>	48,542	62,789	195,159
<b>2027 HOUSEHOLDS</b>	15,817	20,721	64,416

➤ **Within a 20-minute drive:**

- Denver International Airport | Employs 35,000 +/-
- Amazon Distribution Center | Employs 1,500 +/-
- Gaylord Rockies Hotel | Employs 1,200 +/-
- Simon Premium Outlets | Employs 1,000 +/-

➤ **Within a 10-minute drive:**

- Platte Valley Medical Center | Employs 750 +/-
- Bromley Interstate Business Park | Employs 600 +/-
- Vestas Wind Systems | Employs 1,500 +/-

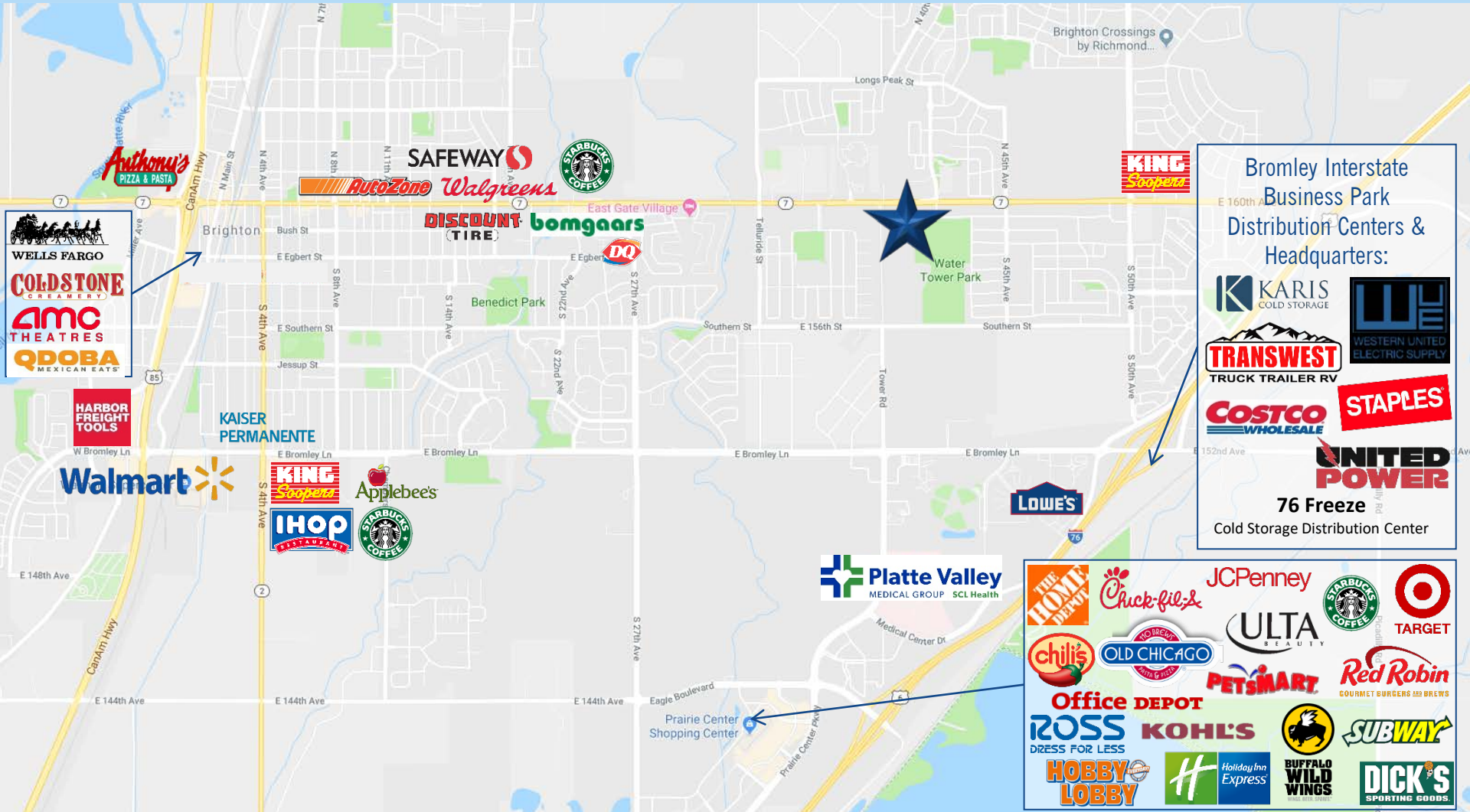
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# AREA BUSINESSES



**Bromley Interstate Business Park Distribution Centers & Headquarters:**

- KARIS COLD STORAGE
- WESTERN UNITED ELECTRIC SUPPLY
- TRANSWEST TRUCK TRAILER RV
- COSTCO WHOLESALE
- STAPLES
- UNITED POWER
- 76 Freeze Cold Storage Distribution Center

- THE HOME DEPOT
- Chick-fil-A
- JCPenney
- STARBUCKS COFFEE
- TARGET
- chili's
- OLD CHICAGO
- ULTA BEAUTY
- PETSMART
- Red Robin
- Office DEPOT
- ROSS DRESS FOR LESS
- KOHL'S
- Holiday Inn Express
- BUFFALO WILD WINGS
- HOBBY LOBBY
- Subway
- DICK'S SPORTING GOODS

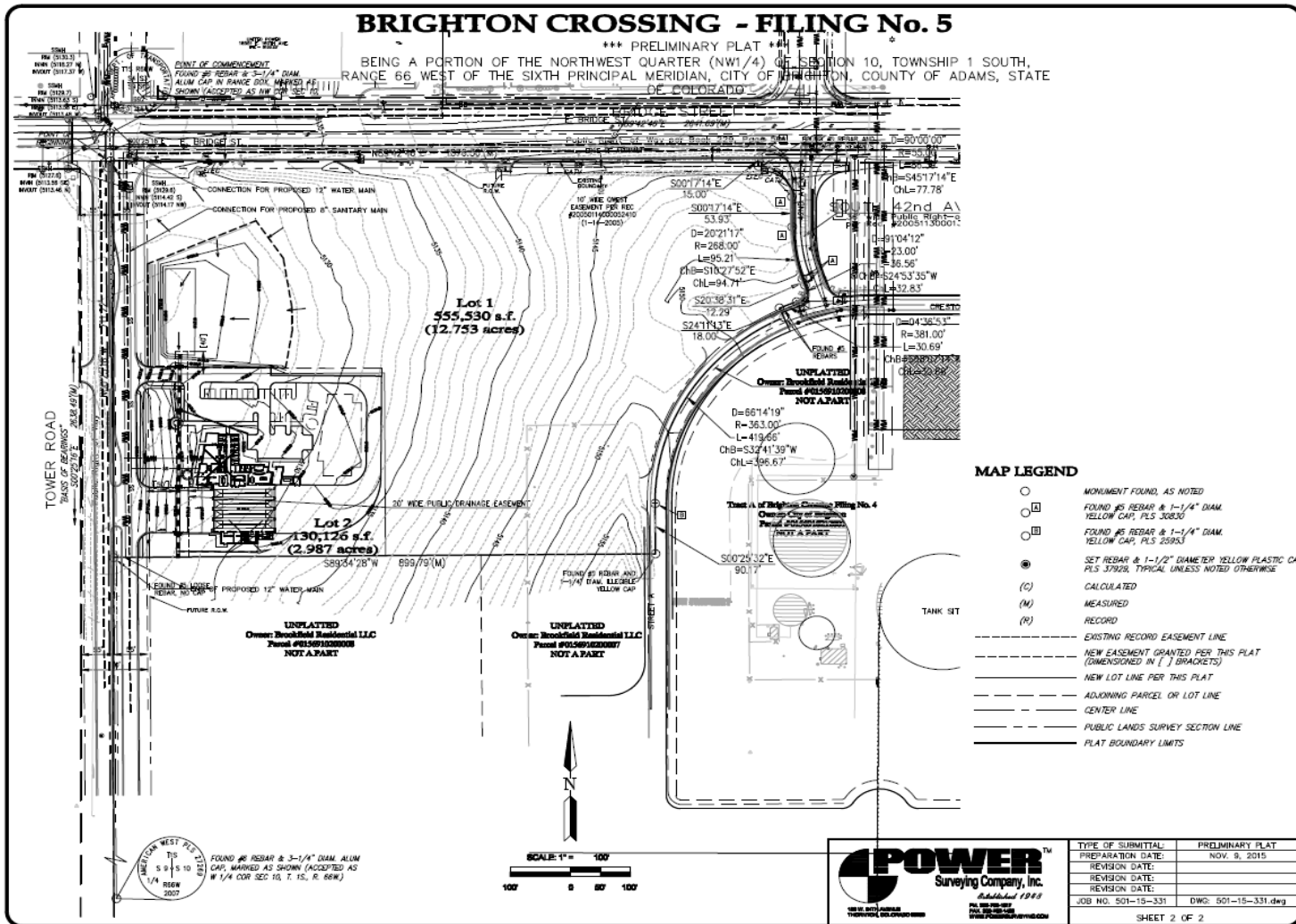
# RAPIDLY DEVELOPING SUBMARKET



# AREA AMENITIES



# PRELIMINARY PLAT



**DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.**

## **BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS**

**Seller's Agent:** A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

**Buyer's Agent:** A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

**Transaction-Broker:** A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

**Customer:** A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

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### **RELATIONSHIP BETWEEN BROKER AND BUYER**

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as:

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or real estate which substantially meets the following requirements:

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Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

#### **CHECK ONE BOX ONLY:**

**Multiple-Person Firm.** Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

**One-Person Firm.** If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

**CHECK ONE BOX ONLY:**

**Customer.** Broker is the  seller's agent  seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks:  Show a property  Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

**Customer for Broker's Listings – Transaction-Brokerage for Other Properties.** When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

**Transaction-Brokerage Only.** Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer.

Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

**DISCLOSURE OF SETTLEMENT SERVICE COSTS.** Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

**THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.**

If this is a residential transaction, the following provision applies:

**MEGAN'S LAW.** If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

**BUYER ACKNOWLEDGMENT:**

Buyer acknowledges receipt of this document on \_\_\_\_\_.


\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Buyer

**BROKER ACKNOWLEDGMENT:**

On \_\_\_\_\_, Broker provided \_\_\_\_\_ (Buyer) with this document via \_\_\_\_\_ and retained a copy for Broker's records.

Brokerage Firm's Name: \_\_\_\_\_

  
\_\_\_\_\_  
Broker