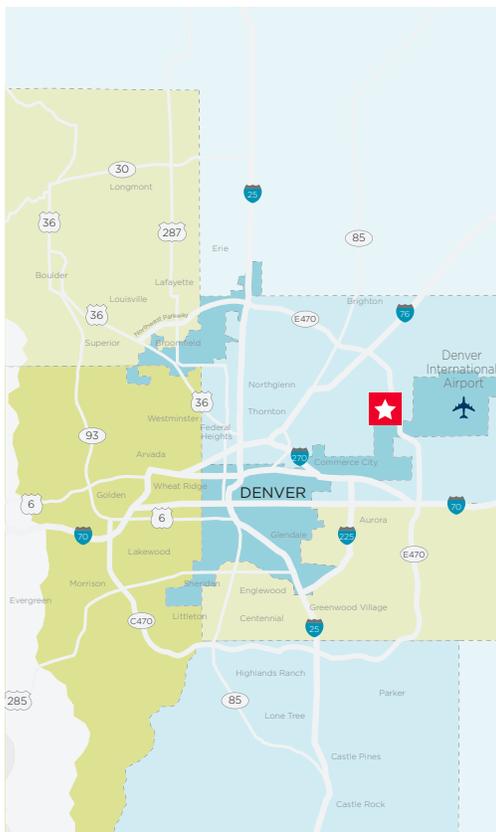


Second Creek

SWC East 81st Avenue & Tower Road / Denver, Colorado 80022



For Sale: 14+ Acres of Prime Land near DIA
Bulk Price: \$3,538,600 (\$5.50/SF)
Individual Pad Pricing: Negotiable

This well-located parcel on Tower Road just outside of DIA boundaries and north of Peña Boulevard, is envisioned for commercial and retail services. Situated between US Airport Parking and DIA Canopy Parking, the site already benefits from strong traffic and an established location providing a user or developer with immediate value. The widening of Tower Road to four lanes between 80th Avenue and 103rd Avenue is ongoing and the future on-ramp from Tower Road to Peña Boulevard for southbound traffic has been approved for construction. *Please see reverse for aerial.*

Features

- Acres** ±14.77
- Jurisdiction** Unincorporated Adams
- Taxes** \$51.90 (2016)
- Zoning** PUD (Planned Unit Development)
- Traffic Counts** 24,354 VPD on Tower Road at East 81st Avenue
 15,400 VPD on East 81st Avenue at Tower Road (Esri, 2016)

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For more information, please contact:

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