JLL SEE A BRIGHTER WAY

For Sale

9.44 Acres | Commercial Land



Asking Price
$2,500,000

11955 & 11965 North Tower Road
Commerce City, Colorado

Lorenzo Harris
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Carmon Hicks
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303 217 7975

Location Highlights

Rapidly growing residential trade area

New homes planned or under construction at Cutler Farms - NWC 120th Ave and Tower Road

- Phase I - 80 Single Family Units
- Phase II - Several hundred Family Units

10 minutes to Denver International Airport

Near E-470 exit at 120th Avenue toll interchange

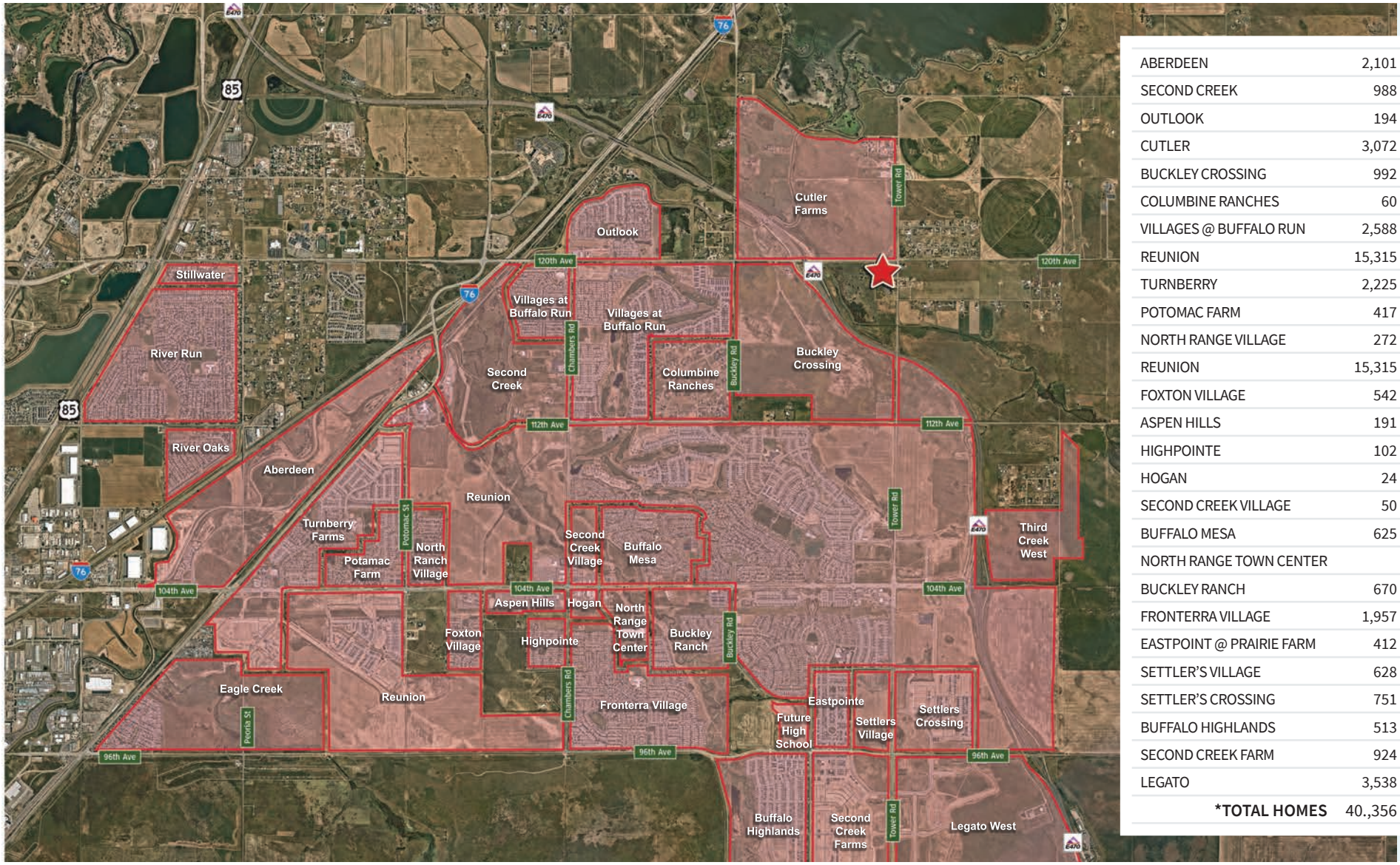
High visibility and exposure to more than 33,000 cars per day



	1 mile	3 miles	5 miles
Estimated population	169	25,119	61,950
Estimated households	54	8,011	19,851
Est. Average HH income	$150,579	$155,634	$135,713

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Surrounding Communities

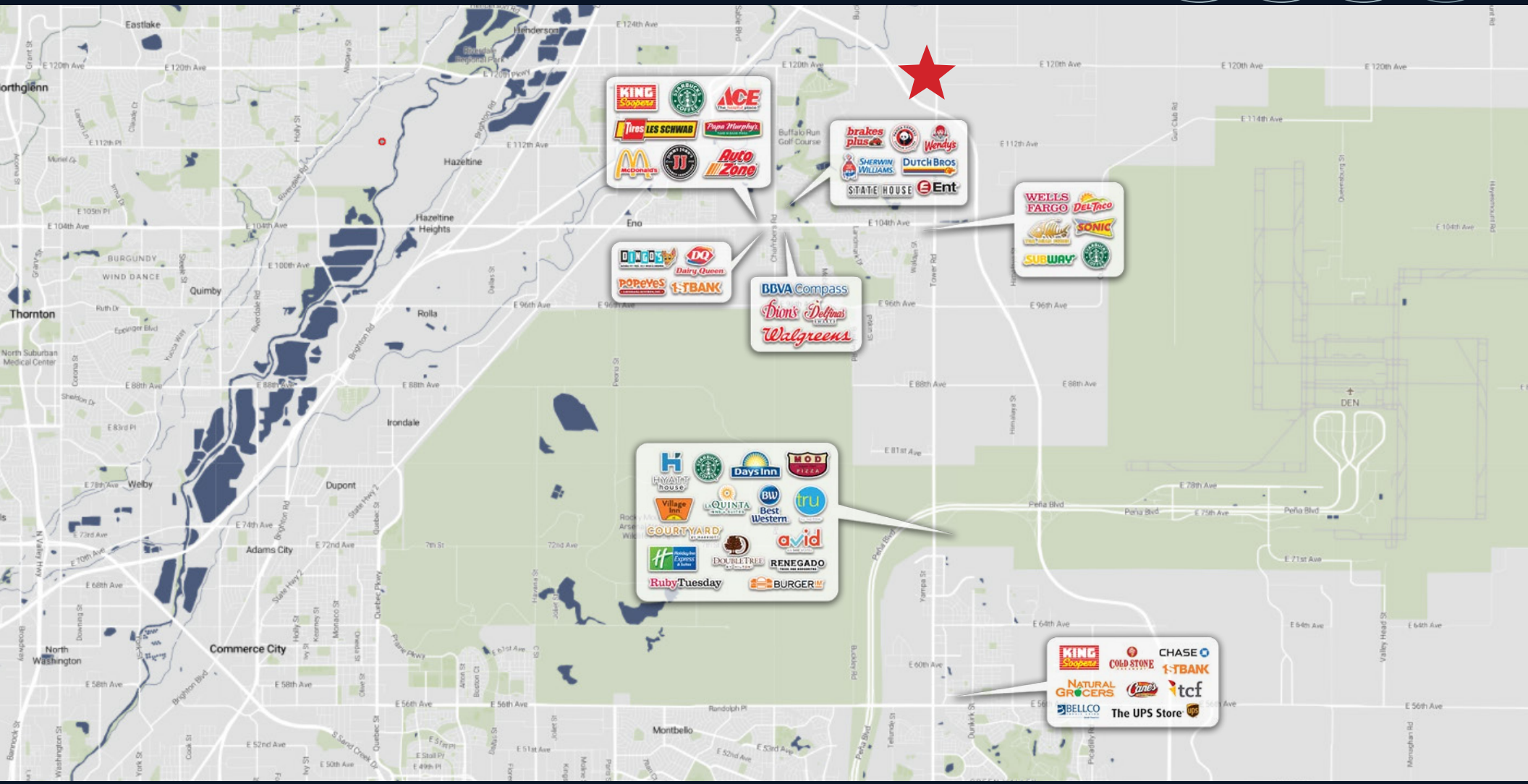


ABERDEEN	2,101
SECOND CREEK	988
OUTLOOK	194
CUTLER	3,072
BUCKLEY CROSSING	992
COLUMBINE RANCHES	60
VILLAGES @ BUFFALO RUN	2,588
REUNION	15,315
TURNBERRY	2,225
POTOMAC FARM	417
NORTH RANGE VILLAGE	272
REUNION	15,315
FOXTON VILLAGE	542
ASPEN HILLS	191
HIGHPOINTE	102
HOGAN	24
SECOND CREEK VILLAGE	50
BUFFALO MESA	625
NORTH RANGE TOWN CENTER	
BUCKLEY RANCH	670
FRONTERRA VILLAGE	1,957
EASTPOINT @ PRAIRIE FARM	412
SETTLER'S VILLAGE	628
SETTLER'S CROSSING	751
BUFFALO HIGHLANDS	513
SECOND CREEK FARM	924
LEGATO	3,538
***TOTAL HOMES**	40.,356

*Total projected number of homes within trade area upon full build-out.

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JLL SEE A BRIGHTER WAY

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
(BDB24-8-24) (Mandatory 8-24)

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.

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:

11965 & 11955 Tower Road Commerce City, CO 80022

or real estate which substantially meets the following requirements:

N/A.

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 BROKERAGE DISCLOSURE TO BUYER 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 _____.

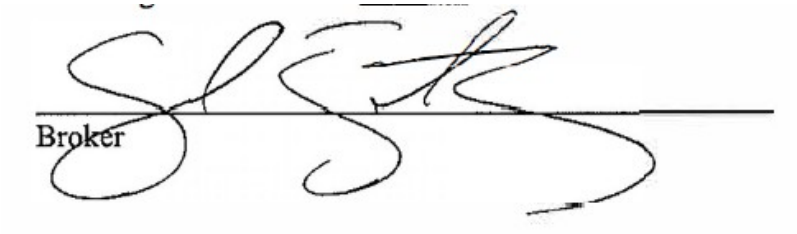
_____ _____

Buyer Buyer

BROKER ACKNOWLEDGMENT:

On _____, Broker provided Prospective Tenant and/or Tenants Broker (Buyer) with this document via Email or Link and retained a copy for Broker's records.

Brokerage Firm: Jones Lang LaSalle Brokerage, Inc.



BUYER'S BROKER'S COMPENSATION AGREEMENT

Compensation charged by brokerage firms is not set by law and is fully negotiable.

In consideration of the services to be performed by Buyer's Broker as Buyer's transaction-broker, Buyer's Broker's brokerage firm (Brokerage Firm) will be paid a fee equal to ____% of the purchase price or $_____ (Success Fee) with no discount or allowance for any efforts made by Buyer or any other person. Unless approved by Buyer, in writing, Brokerage Firm is not entitled to receive additional compensation, bonuses, and incentives paid by listing brokerage firm or seller.

The Success Fee is earned by Brokerage Firm upon Buyer's Broker performing services that result in Buyer entering into a contract to purchase property acceptable to Buyer and is payable upon closing of the transaction. If any transaction fails to close as a result of the seller's default, with no fault on the part of Buyer, the Success Fee will be waived. If any transaction fails to close as a result of Buyer's default, in whole or in part, the Success Fee will not be waived; such fee is due and payable upon Buyer's default, but not later than the date that the closing of the transaction was to have occurred.

Broker is authorized and instructed to request payment of the Success Fee from one or both of the following: (1) the seller's brokerage firm; (2) seller. Buyer is obligated to pay any portion of the Success Fee which is not paid by the seller's brokerage firm or seller, but only if Broker discloses to Buyer the amount Buyer must pay, in writing and prior to Buyer entering into a contract with the seller.

Buyer:

_____
Buyer's Signature Date

_____
Street Address

_____
City, State, Zip

_____
Phone No.

_____
Fax No.

_____
Email Address

_____
Buyer's Signature Date

_____
Street Address

_____
City, State, Zip

_____
Phone No.

_____
Fax No.

_____
Email Address

Buyer's Brokerage Firm:

_____
Broker's Signature Date

_____
Brokerage Firm Street Address

_____
Brokerage Firm City, State, Zip

_____
Broker Phone No.

_____
Broker Fax No.

_____
Broker Email Address