

# 16130 HURON STREET

## BROOMFIELD, CO

OFFERED AT

**\$1,195,000**

LOT SIZE

**5.01 AC**

ZONING

**AG-3**

# PRIME REAL ESTATE

Discover this infill development opportunity situated just north of the new Amazon distribution facility located in the City and County of Broomfield. Featuring AG-3 zoning and versatile mixed-use potential, this property offers diverse zoning provisions, accommodating a variety of mixed-use projects to expand your real estate portfolio. And the visibility? Its convenient location has access to Erie, Thornton, I-25, HWY 7, and 160th. This is a hot spot with tons of growth potential, and much like Prime Day deals, it'll be gone before you know it.

## PROPERTY DETAILS:

- Prime infill development potential
- Proximity to Amazon distribution facility & Top Golf
- Zoned as AG-3, with allowances for grandfathered uses
- Versatile development possibilities
- Residential, Commercial, and Industrial uses
- Access Erie, Thornton, I-25, HWY 7, & 160th

**DEVELOPMENT POTENTIAL  
IN EXPANDING MARKET**

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LEARN MORE ABOUT THIS PROPERTY  
[MarketRealEstate.com](https://www.MarketRealEstate.com)





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The property is located within the Baseline Subdivision, a vibrant mixed-use master plan development spanning approximately 1,100 acres. This are will include more than 9,000 residential units, 17.2 million square feet of commercial space, and 170 acres of open lands.

7 MI | 17 MINS  
ERIE

47 MI | 57 MINS  
FORT COLLINS

16.3 MI | 32 MINS  
BOULDER

Baseline Subdivision

amazon

20 MI | 31 MINS  
DENVER

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# UTILITIES



## WATER

- Existing parallel 8" and 12" water mains along the west side of Huron
- Future ±20" water main within Huron Street (no timeline)
- Future ±14" water main on east side of property (no timeline)
- Near future 20" water main within 160th Avenue (construction complete in 6-12 months)



## SANITARY SEWER

- Existing Broomfield force main along Huron Street on the west side of the property
- Future ±8" gravity sanitary sewer main to the east of the property (no timeline)



## STORM SEWER

- No existing or known future storm sewer infrastructure

# ZONING AG-3

In Broomfield, the property sits within the AG-3 zoning category, a legacy zoning district inherited from its original annexation into the city. This zoning allows for grandfathered uses from its Adams County origins.

Broomfield's 2016 comprehensive plan designates the property as mixed-use, enabling diverse applications such as residential, commercial, and industrial purposes. This unique zoning combination provides a versatile canvas for a range of potential developments.





## Where suburban tranquility meets Colorado's tech and cultural vibrancy!

Bridging Denver and Boulder, Broomfield epitomizes suburban living at its best. This city, part of the Denver-Aurora-Lakewood area, is strategically nestled along the U.S. 36 tech corridor. Residents relish the city's excellent quality of life, with a short average commute of just 26 minutes. Broomfield boasts a vibrant job market, home to industry giants like Level 3 Communications and Vail Resorts. Nature enthusiasts love the 8,000 acres of open space and 280 miles of trails, while shoppers and foodies enjoy a variety of offerings at FlatIron Crossing. Housing options range from affordable homes to executive mansions, ensuring something for every lifestyle. Cultural events thrive at the city's 1stBank Center, hosting concerts, rodeos, and fairs. Beer aficionados also have a haven here, with local breweries like 4 Noses and Rails End Beer adding to the city's charm.

### BROOMFIELD DEMOGRAPHICS

TOTAL POPULATION  
**76,121**

MEDIAN HOME SALE PRICE  
**\$482,100**

AVG HOUSEHOLD INCOME  
**\$107,570**

TOTAL HOUSEHOLDS  
**32,814**



**Broomfield**  
C O L O R A D O