



FOR SALE

Clear Creek Transit Village

Adams County, Colorado 80221



Transit-Oriented Development Opportunity Individual Planning Areas for Sale (Pricing Depending on Use and Terms)

See link below for
Clear Creek Transit Village Offering Details
www.clearcreektransitvillage.com

Clear Creek Transit Village (CCTV) is a marquee Transit Oriented Development (TOD) site positioned for residential/mixed-use development along FasTracks' Gold Line near the Clear Creek/Federal Light Rail Station in Adams County, Colorado. The property consists of nine (9) planning areas totaling 12.7 net acres, M/L, at the southwest corner of Federal Boulevard and 60th Avenue. These planning areas lie within 21 gross acres and are designed to create a dense urban village with internal streets and a central village green. The Clear Creek/Federal Light Rail Station and Park & Ride will be short walk from CCTV and the station will eventually be connected to the Clear Creek Trail by a pedestrian bridge providing direct access to/from CCTV. Locationally, the site is a 10-minute ride to Union Station, within a short distance of Regis University and the 89-acre Clear Creek Valley Park and other amenities. CCTV is zoned, designed and has a fully approved Planned Unit Development from Adams County for up to 1,125 residential units and 250,000 square feet of commercial development. *Please see reverse for Light Rail Gold Line, renderings, property features, demographics and traffic counts.*

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Park View Avenue looking west toward Village Green



View looking west into Village Green Plaza



View from Federal Boulevard looking southwest at Park View Avenue

Demographics Esri, 2015

	1 Mile	3 Miles	5 Miles
Population	10,930	111,062	305,844
Households	4,857	49,107	128,475
Average HH Income	\$55,520	\$62,781	\$66,329

Traffic Counts CoStar, 2015

Intersection	Vehicles Per Day
I-76 at Federal Boulevard	68,000
Federal Boulevard at I-76	36,735

Property Features

Jurisdiction Unincorporated Adams County

Taxes \$54,866.46 (2015)

Water & Sewer Crestview Water & Sanitation

Current Mill Levy 119.736

For more information, please contact:

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