Business Park District Zoned Land For Sale

12196 GRANT CIRCLE, THORNTON, CO 80241



Overview

Location: This Business Park District zoned land is situated within the Washington Square Business Park. The parcel offers a prime location for developers looking to build flex and light industrial sites, office space, and many other uses.

Business Park District Summary of Allowable Uses:

https://www.thorntonco.gov/media/file/business-park-bp-district-summary-allowable-uses

Accessibility: Quick access to I-25 and 120th Avenue.

Development Potential: With allowable build-able square footage of 30,000+ SF, there's ample opportunity to build to whatever needs you have.

Highlights

- Zoned for Hotel
- Business Park (BP) Zoning - Light Industrial, Flex, Office, Hotel and More Allowed Uses
- Close Proximity to I-25 and 120th Avenue
- Site Allows for Over 30,000 SF of Development
- Distance to Denver: 20 Minutes
- Distance to Boulder: 30 Minutes
- Utilities: Water/Sewer Tied to Street. Gas/Electric on Site

Property Details

Sales Price

- **$1,450,000**

Lot Size

- 2.05 Acres

Zoning

- Business Park District

Rev: September 9, 2026

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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DEMOGRAPHICS

126,306
Population

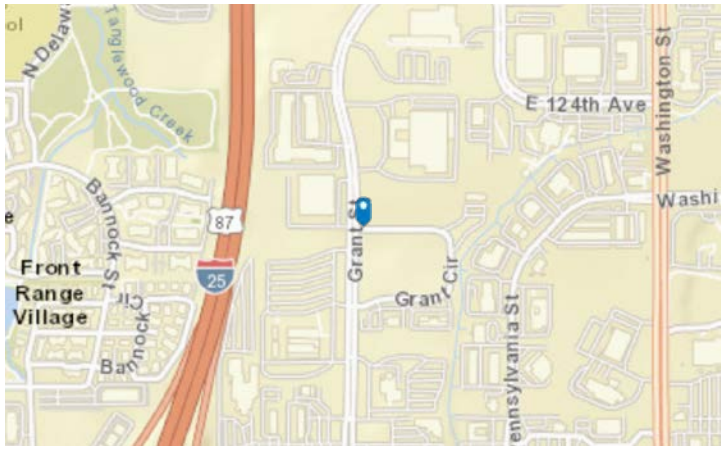
36.9
Median Age

2.6
Average Household Size

$102,370
Median Household Income

TRAFFIC COUNT

Nearest Cross Steet	VPD	Distance (mi)
Grant Cir	3,173	0.1
E 120th Ave	129,000	0.2
Grant St	2,353	0.3
Grant St	40,443	0.3
Washington St	2,353	0.3



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