

Northglenn at 112th Avenue COMMUTER RAIL STATION

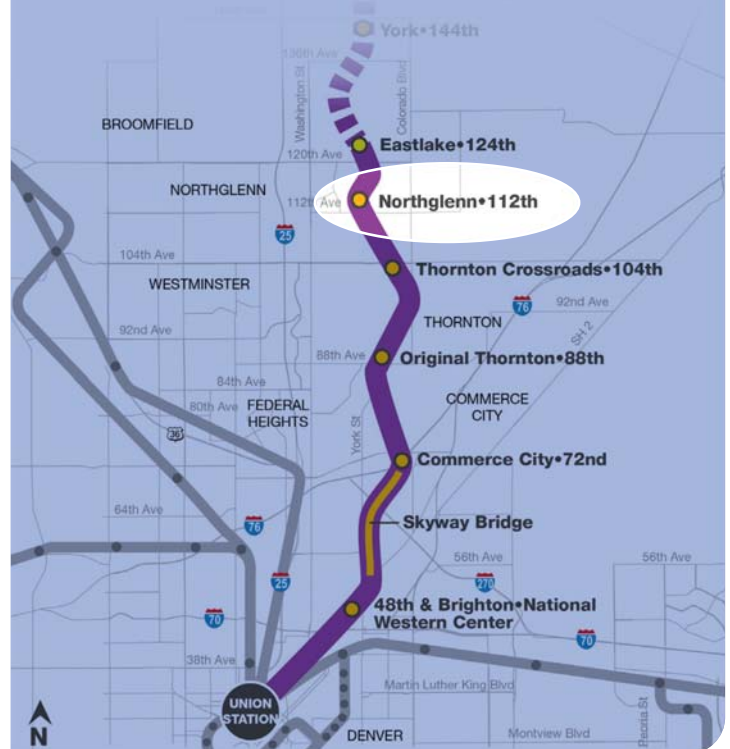


Station Area Features

Total Size:	90 Acres
Demographics:	1 mile: 19,023 people 3 miles: 137,281 people 5 miles: 288,061 people
Household Income:	\$86,706 average
Median Age:	34.4
Zoning:	Allows for residential, retail and office uses.
Market Forecast:	1,200 Residential Units ~40K SF Commerical
Project Timeline:	Station opens in 2019

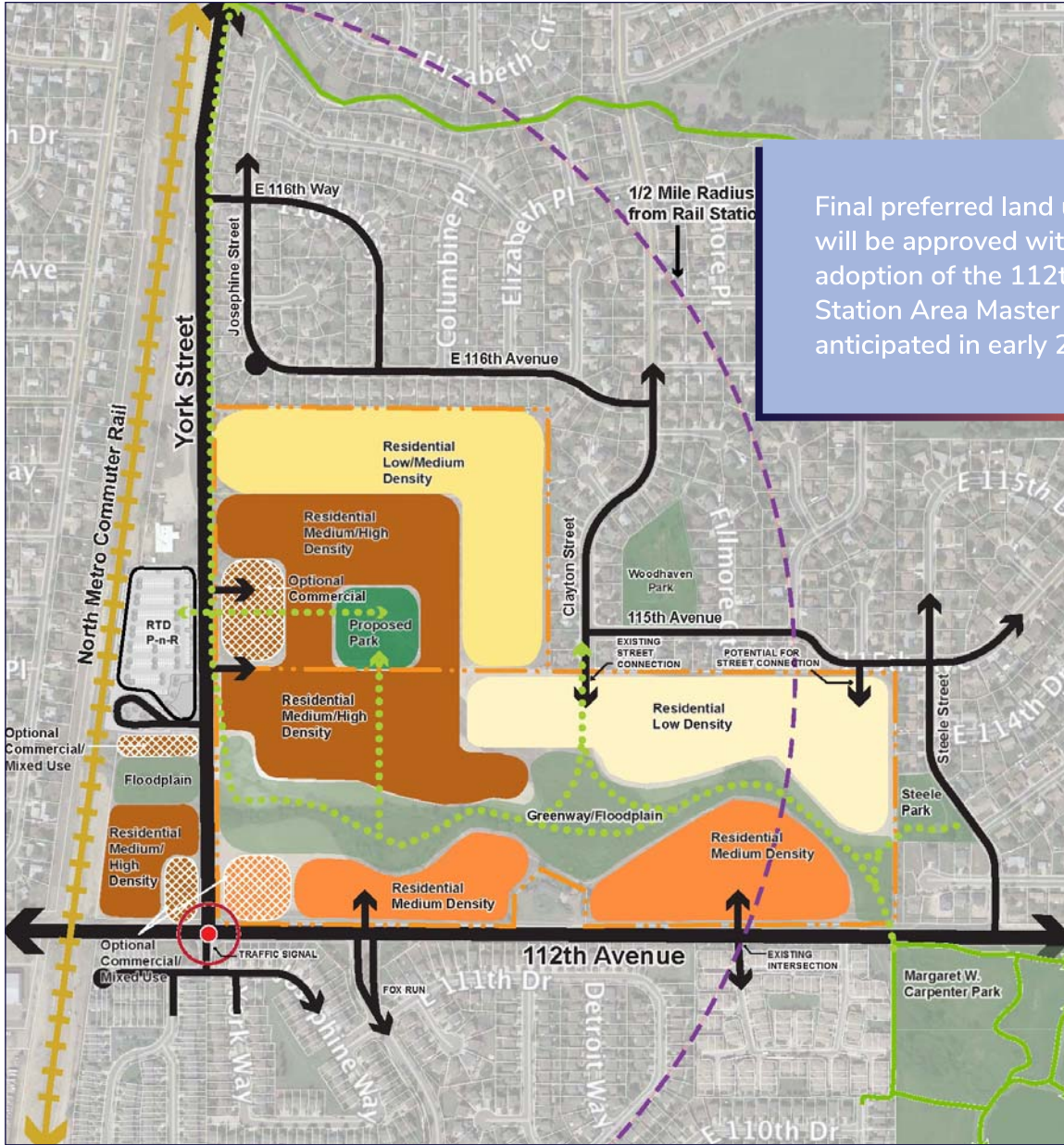


This station has almost 90 acres of vacant land directly adjacent to the station site which are located in both the city of Northglenn and city of Thornton. The developable land to the south and east of the station is owned by three parties. The relatively limited number of property owners can be an advantage in coordinating planning, infrastructure, and financing for new development. Preferred land uses for the vacant properties are being developed through the Station Area Master Plan currently underway.



For more information, visit northglennstation.org, contact Northglenn Planning at development@northglenn.org or call 303.450.8741, or call Thornton City Development at 303.538.7295

Station Area PREFERRED ALTERNATIVE MAP



Final preferred land uses will be approved with the adoption of the 112th Station Area Master Plan anticipated in early 2017.

