



THE  
*modglin*  
COLLECTION

11246 *Rifle Street* COMMERCER CITY



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**Prime Development | Land Opportunity in Commerce City Adjacent to Buffalo Run**

We are pleased to present this exclusive opportunity to acquire an exceptional 9.92-acre parcel located at 11246 Rifle St, Commerce City. Discover the potential of this remarkable 9.92-acre parcel of land located at 11246 Rifle St in the heart of Commerce City. Per the city's newly approved future comprehensive plan, the city would like to see commercial use.

11246 *Rifle Street*



PROPERTY HIGHLIGHTS

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11246 *Rifle Street*



**PROPERTY TYPE:** Agricultural Land

**LOCATION:** 11246 Rifle St, Commerce City

**SIZE:** 9.92 Acres

**ZONING:** Commercial

**STRATEGIC LOCATION:** Convenient access to major highways and transportation routes.

**ALIGNMENT WITH COMMERCE CITY'S COMPREHENSIVE PLAN:** This property aligns perfectly with Commerce City's strategic vision for growth and development.

COMMERCE CITY'S  
COMPREHENSIVE PLAN

11246 *Rifle Street*

# COMMERCE CITY COMPREHENSIVE PLAN

Building a Great Community Together



**SAFE & HEALTHY COMMUNITY** | **EQUITABLE & INCLUSIVE** | **RESILIENT & SUSTAINABLE** | **QUALITY DESIGN & EXPERIENCE**

## KEY GOALS

- MANAGED GROWTH & DEVELOPMENT
- ECONOMIC VITALITY
- HOUSING OPTIONS
- TRANSPORTATION & MOBILITY
- PARKS & OPEN SPACE
- COMMUNITY SERVICES & FACILITIES

## FOCUS AREAS

HISTORIC CITY CENTER	NORTH RANGE	E-470 CORRIDOR	SOUTH I-76 AREA
 Revitalize the Core	 Sustain Smart Growth	 Promote New Business Hubs	 Enhance Industrial & Employment Areas

Community Input & Participation |  Action Steps & Strategies

## SHAPING OUR FUTURE TOGETHER

**Strategic Vision:** This property aligns perfectly with Commerce City's Comprehensive Plan, which outlines a strategic vision for the growth and development of the city. [View the Comprehensive Plan Here](#)

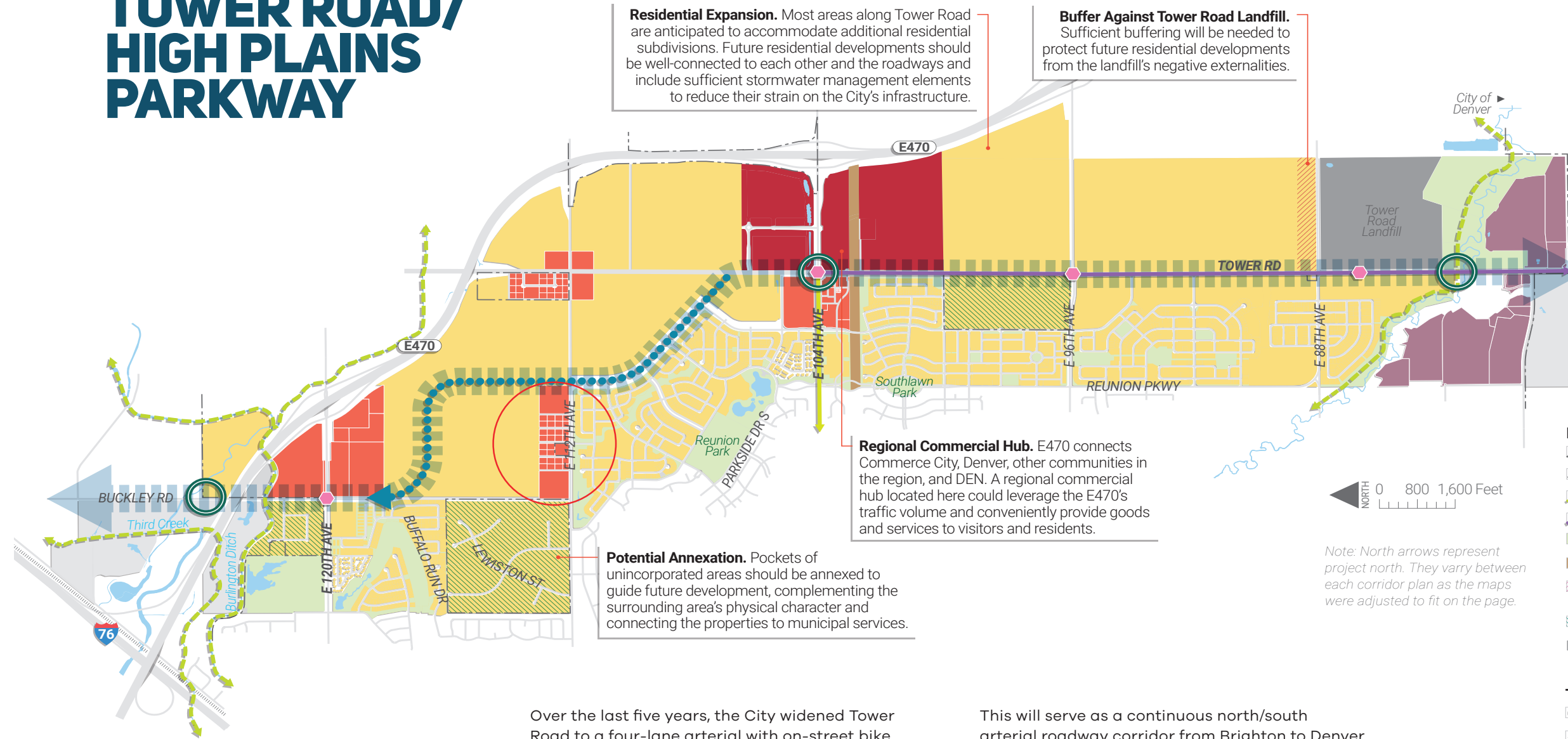
**Community Integration:** The plan emphasizes community integration, sustainable development, and economic growth, making this property an ideal location to contribute to the city's long-term goals.

**Development Support:** Commerce City's commitment to planned, sustainable development ensures that your investment in this land will be well-supported and aligned with the city's future. Alignment with Commerce City's Comprehensive Plan: This property aligns perfectly with Commerce City's strategic vision for growth and development.

# TOWER ROAD/ HIGH PLAINS PARKWAY

COMMERCE CITY'S  
FUTURE LAND USE PLAN

11246 Rifle Street

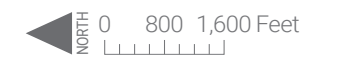


**Residential Expansion.** Most areas along Tower Road are anticipated to accommodate additional residential subdivisions. Future residential developments should be well-connected to each other and the roadways and include sufficient stormwater management elements to reduce their strain on the City's infrastructure.

**Buffer Against Tower Road Landfill.** Sufficient buffering will be needed to protect future residential developments from the landfill's negative externalities.

**Regional Commercial Hub.** E470 connects Commerce City, Denver, other communities in the region, and DEN. A regional commercial hub located here could leverage the E470's traffic volume and conveniently provide goods and services to visitors and residents.

**Potential Annexation.** Pockets of unincorporated areas should be annexed to guide future development, complementing the surrounding area's physical character and connecting the properties to municipal services.



Note: North arrows represent project north. They vary between each corridor plan as the maps were adjusted to fit on the page.

- Legend**
- Municipal Boundary
  - Existing Railroad
  - Existing Bike Lane
  - Existing Trail
  - Parks/Open Space
  - Existing Overhead Utility Line
  - Buffer Between Tower Road Landfill
  - Existing Unincorporated Area
  - Existing Utility/Landfill

- Toolkit Improvement**
- Gateway
  - Wayfinding

Over the last five years, the City widened Tower Road to a four-lane arterial with on-street bike lanes and sidewalks. The road provides a critical connection along the east side of the City, connecting to Denver International Airport (DEN), the City of Denver, and the City of Aurora. Within the Reunion development, Tower Road is planned to be realigned into High Plains Parkway to the north of E 104th Avenue, which will then connect to Buckley Road at E 120th Avenue.

This will serve as a continuous north/south arterial roadway corridor from Brighton to Denver. These major roadway enhancements will create opportunities for growth in eastern Commerce City and also improve multimodal connectivity. Strategically planning for compatible land uses, infrastructure, and multimodal networks will be critical in ensuring development around Tower Road occurs in a desirable manner that supports a high quality of life.

**DRAFT**

INVESTMENT  
OPPORTUNITY

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11246 *Rifle Street*



- » The property's size and zoning flexibility make it a prime candidate for commercial development
- » The growing demand for multi-family and commercial in the area presents an excellent opportunity for investors and developers looking to capitalize on this prime location.
- » Explore the possibilities to create a thriving community that caters to the diverse needs of the surrounding population.
- » The site already has access to essential utilities and is well-suited for commercial development.



**DON'T MISS OUT**

This is your chance to be a part of Commerce City's booming development scene while aligning with the city's Comprehensive Plan. Whether you're planning a commercial or retail, 11246 Rifle Street offers the space and potential you need.

For inquiries and to schedule a viewing, please contact us today.  
Don't miss out on this exceptional land opportunity!

**11246** *Rifle Street*



DISCLAIMER

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11246 *Rifle Street*

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COMMERCE CITY

11246 *Rifle Street*



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