

DEVELOPMENT LAND AT NEW I-70 & PICADILLY RD INTERCHANGE



STAFFORD LOGISTICS
CENTER, 360 ACRES,
APPROX. 50% BUILT
OUT

PICADILLY RD



40,000
VEHICLES
PER DAY



5.37 ACRES
AVAILABLE

10,000
VEHICLES
PER DAY



E COLFAX AVE

navpoint
REAL ESTATE GROUP



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EXECUTIVE SUMMARY

NavPoint Real Estate Group is pleased to present a commercial development opportunity offering a strategically positioned parcel within a growing mixed-use commercial area. Designated MUC – Mixed Use Commercial, the site provides flexibility for a variety of commercial uses and benefits from its location adjacent to a new QuikTrip development.

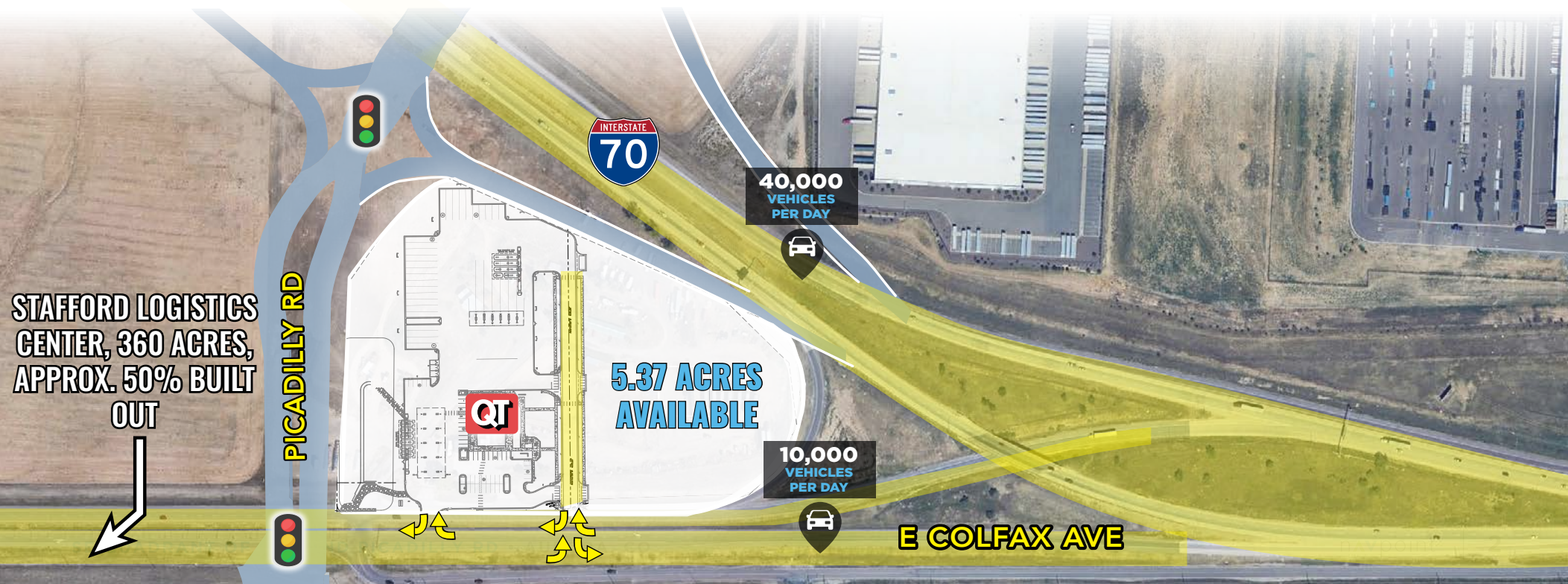
The property is supported by planned infrastructure improvements, including utilities in the internal access road. QuikTrip is anticipated to begin construction in October 2026, with a tentative opening in November 2027, bringing additional visibility and consumer traffic to the surrounding area. An above-ground detention facility will serve the surplus lot, and the property is already platted, eliminating the need for a replat.

Property Highlights

- Adjacent to planned QuikTrip development
- Prime visibility and access from I-70 and E Colfax Ave
- Potential for outside truck parking

Deed Restrictions

Convenience store and motor fuels sales prohibited. Additional restrictions may apply on a site specific basis. Call for details.



PROPERTY OVERVIEW

\$ PURCHASE PRICE
CONTACT BROKER

 TOTAL PARCEL SIZE
5.37 ACRES



ZONING
MUC MIXED USE
COMMERCIAL

HIGHLIGHTS

SHARED INTERNAL ACCESS DRIVE

QT OPENING NOVEMBER 2027

5.37 PLATTED LOT AVAILABLE

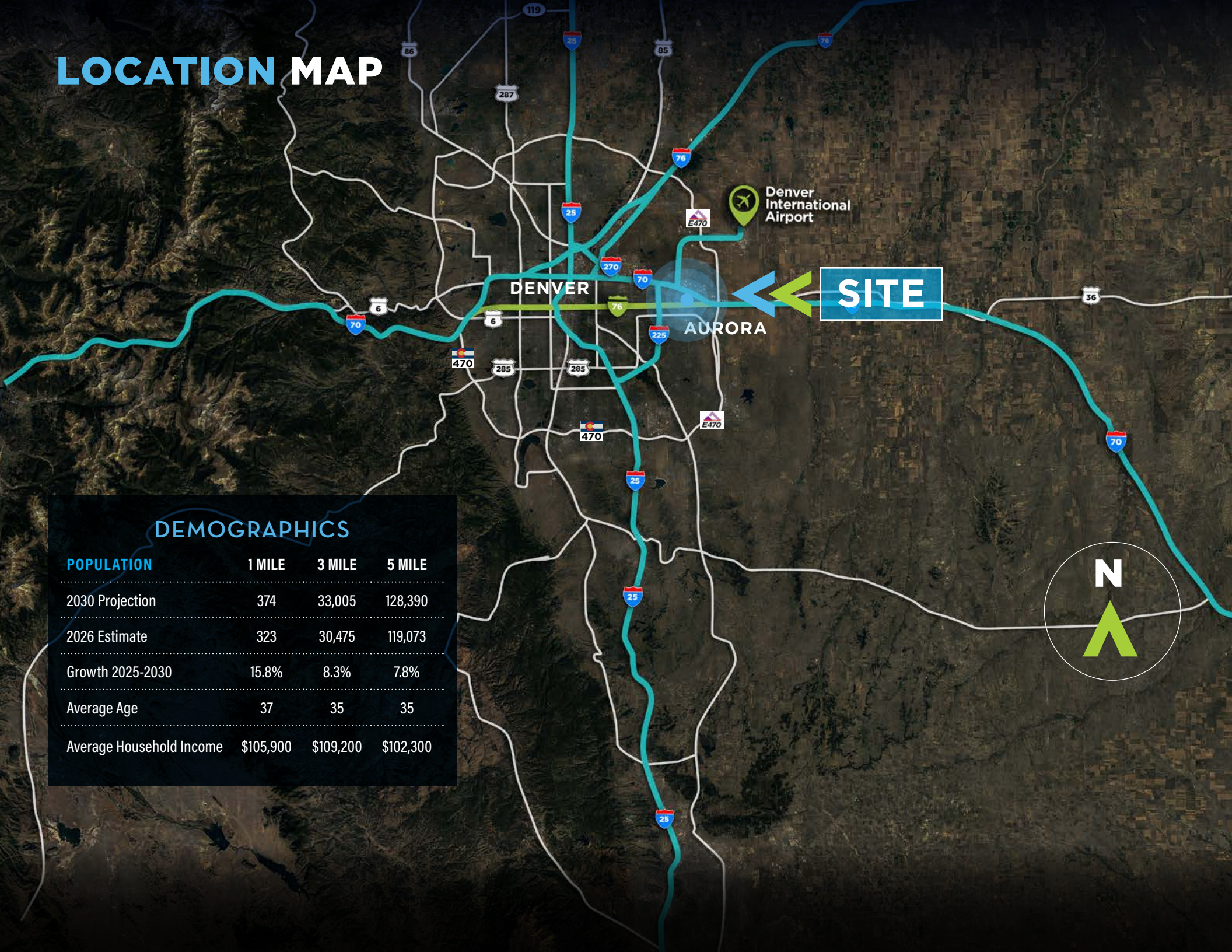
UTILITIES LOCATED IN ACCESS DRIVE



SITE PLAN



LOCATION MAP



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	374	33,005	128,390
2026 Estimate	323	30,475	119,073
Growth 2025-2030	15.8%	8.3%	7.8%
Average Age	37	35	35
Average Household Income	\$105,900	\$109,200	\$102,300

AREA RETAIL



ABOUT NAVPOINT

NavPoint Real Estate Group is a comprehensive commercial real estate services firm based in Colorado. Our firm specializes in acquisitions, dispositions and leasing across all product types throughout Colorado and the Western United States. Our spectrum of services allows us to successfully address even the most challenging real estate needs. Our core services include:



Our Mission — At NavPoint Real Estate Group, we strive to exceed the expectations of our clients by providing a clear route to success in every real estate transaction. We put people above profits and allow this philosophy to shape our success.

We are a boutique, Colorado-based firm but our resources and expertise are on par with any national organization. Our size allows us to be nimble, hands-on and attuned to the needs of our individual clients. We provide a level of attention only a privately-owned firm can offer. Our team has completed over 1,630 transactions and is currently involved in the exclusive brokerage of well over 2,000,000 SF of commercial real estate.

NEARLY
\$2B
IN CLOSED TRANSACTIONS
Since 2011

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