<table>
<thead>
<tr>
<th>Category</th>
<th>Data</th>
</tr>
</thead>
<tbody>
<tr>
<td>Square Miles</td>
<td>35</td>
</tr>
<tr>
<td>Population</td>
<td>51,760</td>
</tr>
<tr>
<td>Average Median Age</td>
<td>30.7</td>
</tr>
<tr>
<td>Average Wage</td>
<td>$49,504</td>
</tr>
<tr>
<td>Households</td>
<td>16,428</td>
</tr>
<tr>
<td>Labor Force</td>
<td>25,204</td>
</tr>
<tr>
<td>Employment</td>
<td>29,221</td>
</tr>
</tbody>
</table>
# Major Employers

<table>
<thead>
<tr>
<th>Company</th>
<th>Employees</th>
</tr>
</thead>
<tbody>
<tr>
<td>United Parcel Service</td>
<td>2,700</td>
</tr>
<tr>
<td>FedEx Freight Inc.</td>
<td>890</td>
</tr>
<tr>
<td>Shamrock Foods</td>
<td>840</td>
</tr>
<tr>
<td>FedEx Ground Pkg Systems</td>
<td>600</td>
</tr>
<tr>
<td>Suncor Energy USA</td>
<td>420</td>
</tr>
<tr>
<td>Old Dominion Freight Lines</td>
<td>360</td>
</tr>
<tr>
<td>Douglass Colony Group</td>
<td>350</td>
</tr>
</tbody>
</table>
2K Capital Improvement Projects

- New recreation center and leisure pool
- Major improvements to Tower Road
- New Paradise Island Outdoor Pool
- Three new neighborhood parks
- Additions to the existing recreation center
Roadway Improvements
Commerce City will have a station stop at **E 72nd Avenue at Colorado Blvd.**

There is a Master Plan for the station area and there are several sites available for transit-oriented development.
Designated Employment Centers/Large Mixed-Use Development Opportunities

40+ acres

- Buckley Crossing
  224 acres NE of E. 112th Ave and Buckley Rd.

- DIA Tech Center
  250 acres at E. 81st Ave. and Tower Rd.

- Former Mile High Greyhound Park – URA site
  65 acres at Hwy 2 and E. 64th Ave.

- Havana Industrial Corridor
  177 acres around Havana St. between E. 104th Ave. and E. 112th Ave.

- Prime Sites
  1,100 acres at E-470, between E. 88th and E. 96th Ave.

- Reunion Town Center
  486 acres E. of Tower Road at E. 104th Ave.

- TR Ranch
  320 acres NE of E. 112th Ave and Tower Rd.

- Victory Crossing – URA site
  258 acres NE of E. 56th Ave. and Quebec St.

Properties listed are annexed and planned for employment centers or mixed-use development.
MHGP Redevelopment
Master Developer

Rick Wells
Principal of REGen, LLC,

15 years of master development experience in Denver and Colorado. History of successful brown and greenfield, urban and suburban infill, mixed use projects:
• Mercy Hospital Site - Mixed Income Residential
• Gates Rubber Site - Mixed Income/Mixed Use
• Salida Natural Resource Center - Commercial Campus
• 61st & Peña Station - Transit Oriented Community
MHGP Boundary Map
MHGP History

- Mile High Kennel Club opened 1949
- Closed operations 2008
- Site purchased by Commerce City’s Urban Renewal Authority - August 2011
Suncor Boys & Girls Club

In 2012, the URA donated 2.5 acres for a new Boys & Girls Club at MHGP.

20,000 square-foot facility completed in 2015.

Serves 1,000 kids.
NAIOP Real Estate Challenge

MHGP site the subject of the 2012 NAIOP Real Estate Challenge. Two proposals were presented by student teams, both emphasized a mixed-use approach.
Market Analysis

A market analysis completed in June 2013 showed variety of land uses and basic land-use framework.
Master Developer

- A competitive RFP process resulted in selection of REGen, LLC, as the master developer for the site
- Deal utilizes property tax and sales tax TIF
- Provisions for certain taxing entities to receive portions of their sales and property tax
- URA sells property directly to end user
MHGP – Site Plan
Thank you!

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