

LAND FOR SALE

34.24 ACRES ON HWY 119 AND CR 7

Longmont/Frederick CO 80504



OFFERING SUMMARY

SALE PRICE:	\$3,500,000
LOT SIZE:	34.24 Acres
ZONING:	C-C Community Commercial District
MARKET:	Frederick
SUBMARKET:	Frederick
PRICE / SF:	\$2.35

PROPERTY OVERVIEW

Incredible Development Opportunity Right on Hwy 119 and CR 7. Only 1 mile West from Interstate I-25. There are two 18 inch water lines to tap in. High Traffic and High visibility location

LOCATION OVERVIEW

C-C Commercial District, Community. This is a commercial district intended to provide for the location of auto-oriented and auto-dependent uses and/or uses which provide a wide range of general retail goods and services for residents of the entire community, as well as businesses and highway users, primarily inside of enclosed structures.

PROPERTY HIGHLIGHTS

- Annexed to Town of Frederick, Weld County
- Fast growing and redeveloping area
- 43,000 daily traffic count (2018)

KW COMMERCIAL
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Each KW Commercial Brokerage Business is Independently Owned and Operated

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