

# **PADS FOR SALE, LEASE, or BTS**

Northwest Corner of Coalton Road & West Flatiron Circle, Superior, CO

## 1.25-1.5 ACRE PADS

### SITE DETAILS

<b>PAD SIZES</b>	1.25 – 1.5 Acres
<b>PRICE</b>	\$1,500,000 Per Pad
<b>ALLOWED USES</b>	Office, Hotel, Retail, Industrial, R&D, Conference Center
<b>UTILITIES</b>	Water, Sewer, Phone, Cable
<b>DEVELOPMENT</b>	Site Plan & Plat
<b>ZONING</b>	Regional Activity Center
<b>CITY &amp; COUNTY</b>	Superior / Boulder



### DESCRIPTION

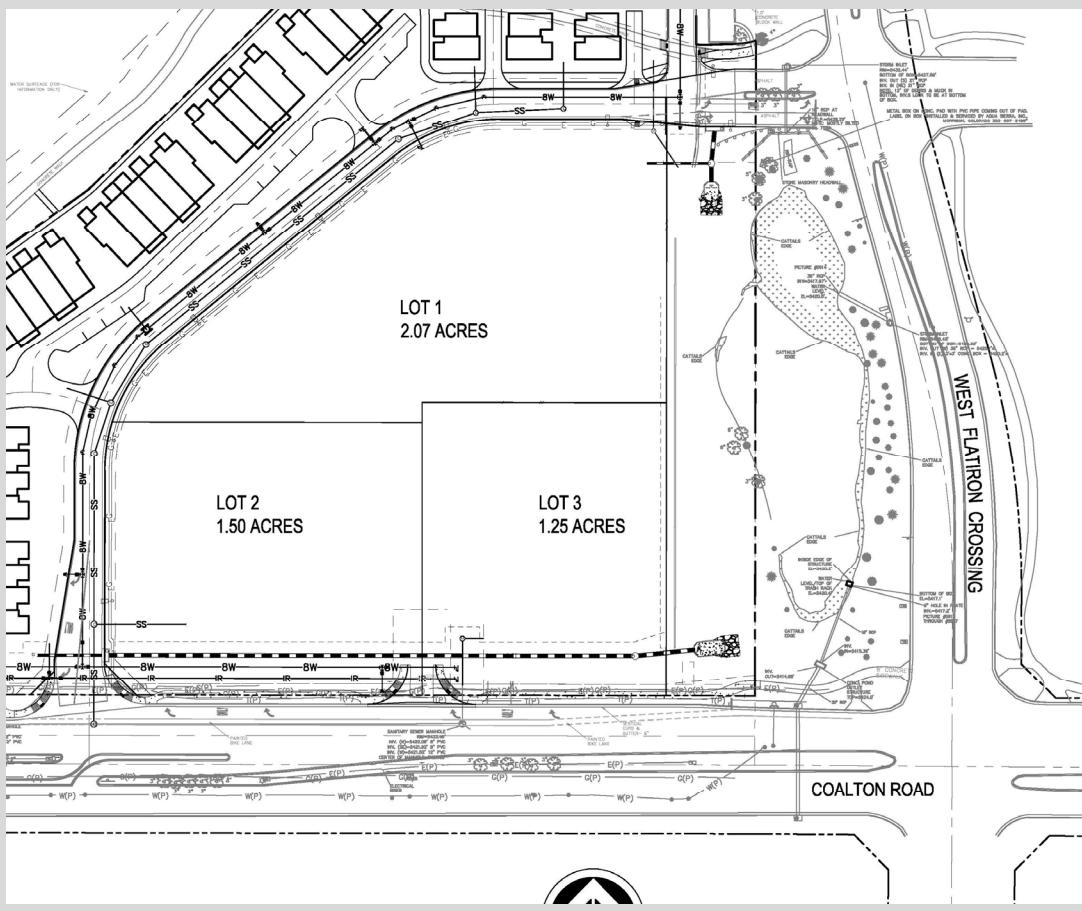
Rock Creek is a two minute walk to the Flatirons Crossing Mall and is in close proximity to numerous other area amenities. This development is centrally located with superior access to Downtown Denver and only 20 minutes to Boulder on US 36. Denver International Airport is a less than 30 minute drive via the Northwest Parkway. The site is elevated overlooking Autrey Reservoir with smashing views of the Flatirons to the west.

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#### SITE PLAN



#### ADDITIONAL DETAILS



Jack Rohr

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- ~17,000 VPD on Coalton
- ~7,000 VPD on Flatiron Crossing
- High end townhome development adjacent
- Water detention taken care of off site
- Public improvements installed already



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This site is adjacent to The Flatiron Crossing redevelopment in Broomfield. It is transforming the area into a vibrant mixed-use hub. Key features include 345 luxury apartments, expanded retail and dining, and a 2.5-acre public event space for festivals and markets. With attractions like Pindustry and phased openings starting in 2026, the area promises increased foot traffic, property value, and development potential.



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