

FOR SALE

VISTA RIDGE LAND FOR DEVELOPMENT

HICKORY DR & VISTA PKWY
Erie, CO 80516

PRESENTED BY:

BILL REILLY

O: 970.488.3193 | C: 970.566.3481
bill.reilly@svn.com

JACK REILLY

O: 303.632.8784 | C: 970.690.0265
jack.reilly@svn.com





OFFERING SUMMARY

SALE PRICE WITH HOUSE:	\$6,700,000
SALE PRICE HOUSE NOT INCLUDED:	\$5,400,000
LOT SIZE WITH HOUSE:	19.05 Acres
LOT SIZE HOUSE NOT INCLUDED:	17.25 Acres
BUILDABLE UNITS:	52-58
ERIE ZONING:	PD - Planned Development
MARKET:	Denver

PROPERTY OVERVIEW

Incredible Opportunity for a Residential Development at the heart of the Colorado National Golf Course. Residents of the area have access to many amenities including basketball, tennis, and pickleball courts, 2 pools, walking trails, a community center, and the prestigious Colorado National Golf Course. Conveniently located within 5 minutes from large shopping centers and restaurants, 10 minutes from the Children's Hospital, and 2 miles from I-25.

This site already has a built-in HOA in place. Developers will have easy access to utilities as they are stubbed at the edge of the property. Curb and Gutter outline the entire property and utilities including water, sewer, and power are already in place at the residential estate. The property's topography is slightly sloped to the west giving each residential lot a potential view of the Rocky Mountains. The existing residential 2 Acre estate is approximately 3,204 SF. The Cattle Shed is 7,000 SF and the equipment building is around 360 SF.

BILL REILLY
 O: 970.488.3193 | C: 970.566.3481
 bill.reilly@svn.com

JACK REILLY
 O: 303.632.8784 | C: 970.690.0265
 jack.reilly@svn.com



PROPERTY DESCRIPTION

Great Single Family Residential Development Opportunity in NW Denver! This Vista Ridge property is located on the Colorado National Golf Club has the best view of the Rockies and is the last plot of land to be Developed. The property's topography is slightly sloped to the west giving each residential lot a view of the Rocky Mountains. Curb and Gutter outline the entire property and utilities including Water, sewer, and power are already in place at the residential estate. 3 buildings currently on Lot 8A are occupied and will be included in the sale of the properties. The existing residential 2 Acre estate is approximately 3,204 SF. The Equipment building is 7,000 SF and the Cattle Shed is around 360 SF.

LOCATION DESCRIPTION

Located in the heart of The Colorado National Golf Club. Denver is famous for its collection of world-class museums, first-rate breweries, and historical landmarks. Denver is known for its sunny climate, great outdoors, and being the "Mile High City." In fact, one of the stairs at the Colorado State Capitol building is exactly one mile above sea level. Famously, Denver has an average of 300 days of sunshine every year, which makes it easier to get out and enjoy the mountains.

PROPERTY HIGHLIGHTS

- Site is close to Boulder and Colorado National Golf Course with all its amenities.
- Water and sewer to the site with developed surrounding neighborhoods already in place.
- Spectacular views of the Rocky Mountains from each lot.

BILL REILLY

O: 970.488.3193 | C: 970.566.3481
bill.reilly@svn.com

JACK REILLY

O: 303.632.8784 | C: 970.690.0265
jack.reilly@svn.com



BILL REILLY

O: 970.488.3193 | C: 970.566.3481

bill.reilly@svn.com

JACK REILLY

O: 303.632.8784 | C: 970.690.0265

jack.reilly@svn.com



BILL REILLY

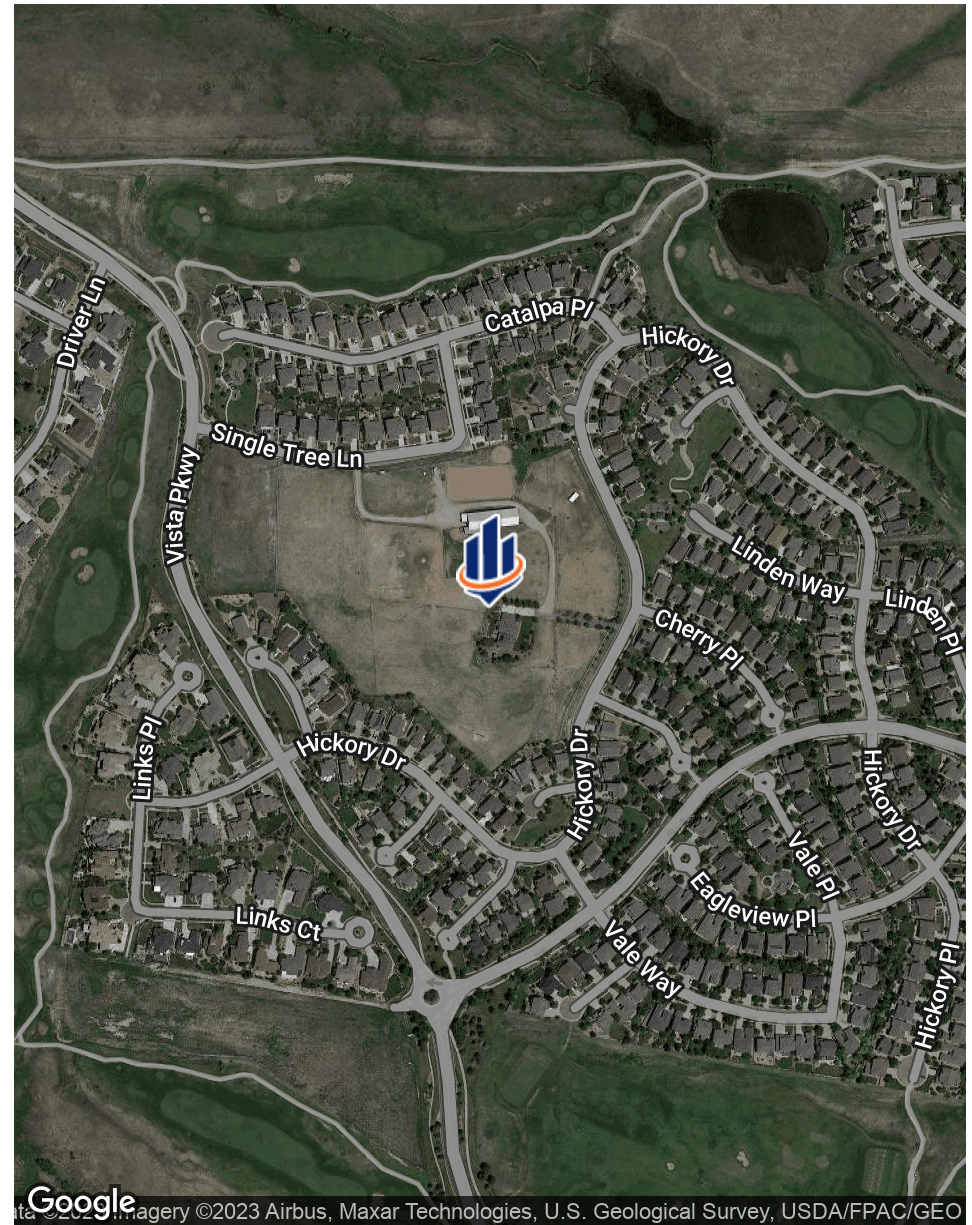
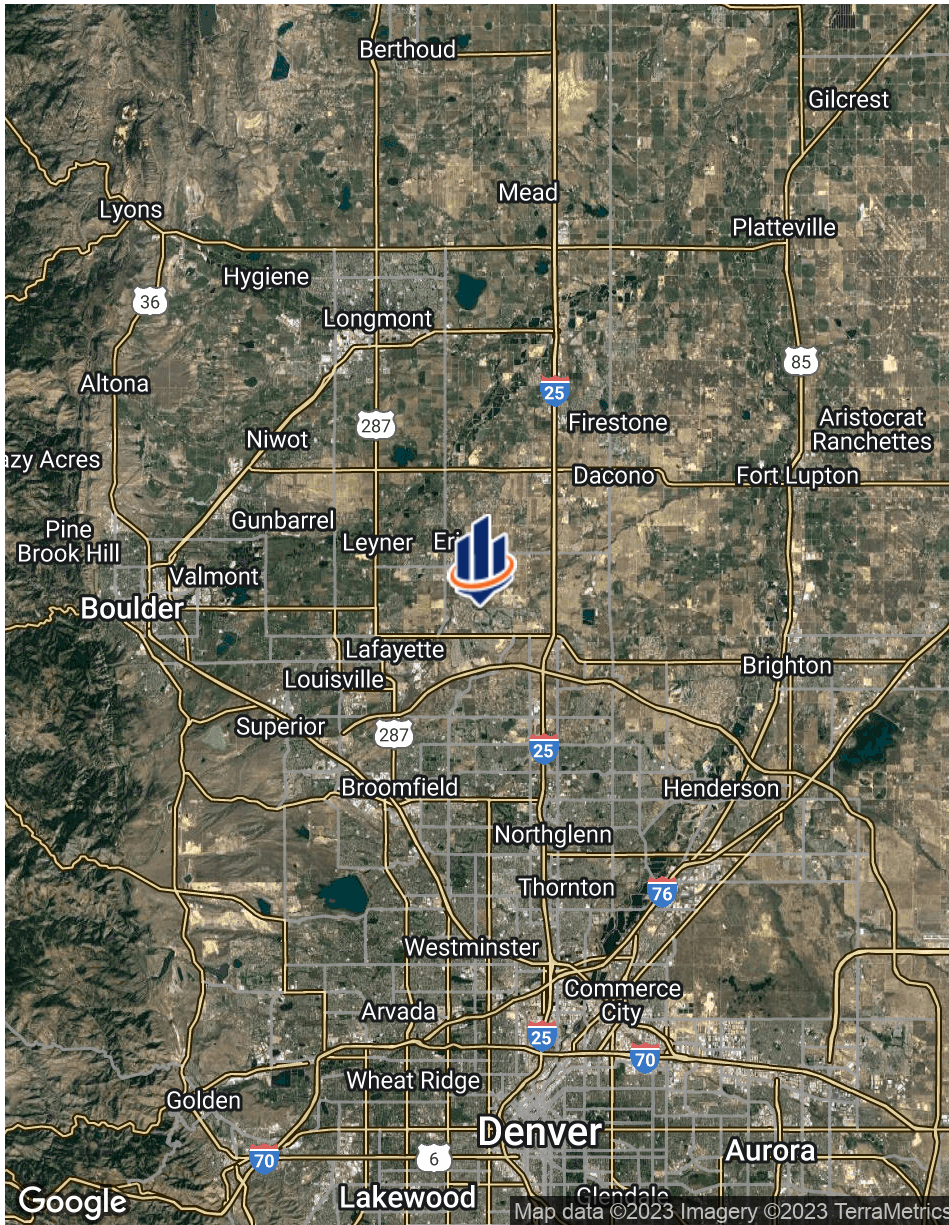
O: 970.488.3193 | C: 970.566.3481

bill.reilly@svn.com

JACK REILLY

O: 303.632.8784 | C: 970.690.0265

jack.reilly@svn.com



BILL REILLY
 O: 970.488.3193 | C: 970.566.3481
 bill.reilly@svn.com

JACK REILLY
 O: 303.632.8784 | C: 970.690.0265
 jack.reilly@svn.com

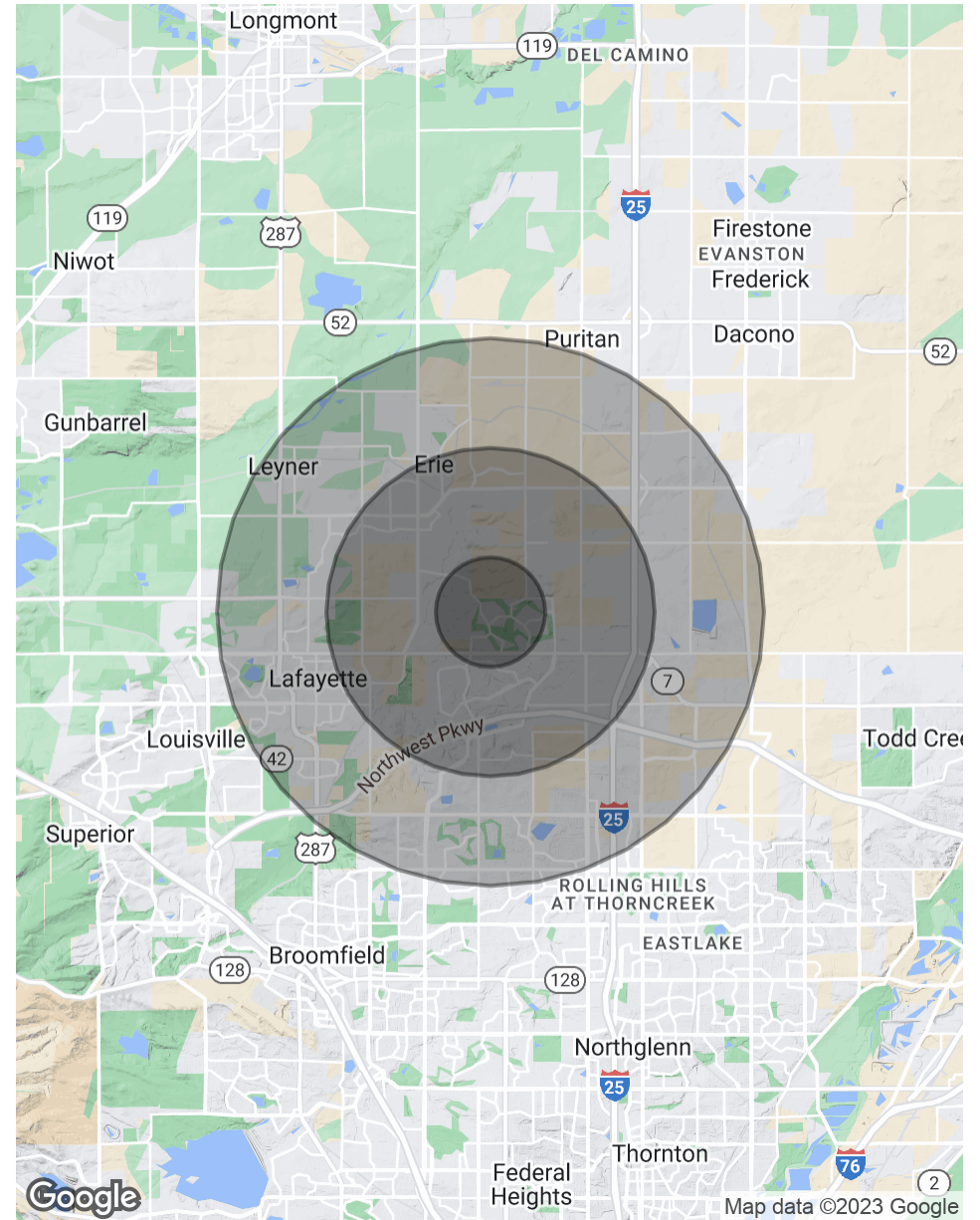
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,292	15,332	51,604
AVERAGE AGE	36.9	37.9	37.1
AVERAGE AGE (MALE)	36.8	37.2	36.5
AVERAGE AGE (FEMALE)	36.9	38.3	37.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,563	5,547	18,630
# OF PERSONS PER HH	2.7	2.8	2.8
AVERAGE HH INCOME	\$107,582	\$104,624	\$103,011
AVERAGE HOUSE VALUE	\$400,113	\$408,342	\$400,715

* Demographic data derived from 2020 ACS - US Census



BILL REILLY

O: 970.488.3193 | C: 970.566.3481
bill.reilly@svn.com

JACK REILLY

O: 303.632.8784 | C: 970.690.0265
jack.reilly@svn.com