Skyestone

108th Avenue and Simms Street / Broomfield, Colorado 80021

CUSHMAN & WAKEFIELD 1111



Skyestone Development Opportunity Sale Price: Call Broker for Pricing

13.32 Acres is available at the front door to Skyestone, which is a master-planned community for active adults in Broomfield, Colorado. The site has excellent access off Simms Street and 108th Avenue, and is located in a thriving sub-area of the metro Denver market. Skyestone is the home to over 500 houses in a 55 and older project; uses that compliment this would be ideal for development. Please see reverse for aerial.

Property Features

Site 13.32 Acres

City / County Broomfield / Broomfield Mill Levy 149.092 Zoning PUD

Allowed Uses

- Retail
- Restaurants
- Medical and Dental
- Car Wash
- Gas Station
- Bank

- Drive Through
- School
- Senior Care Facility
- Day Care
- Office

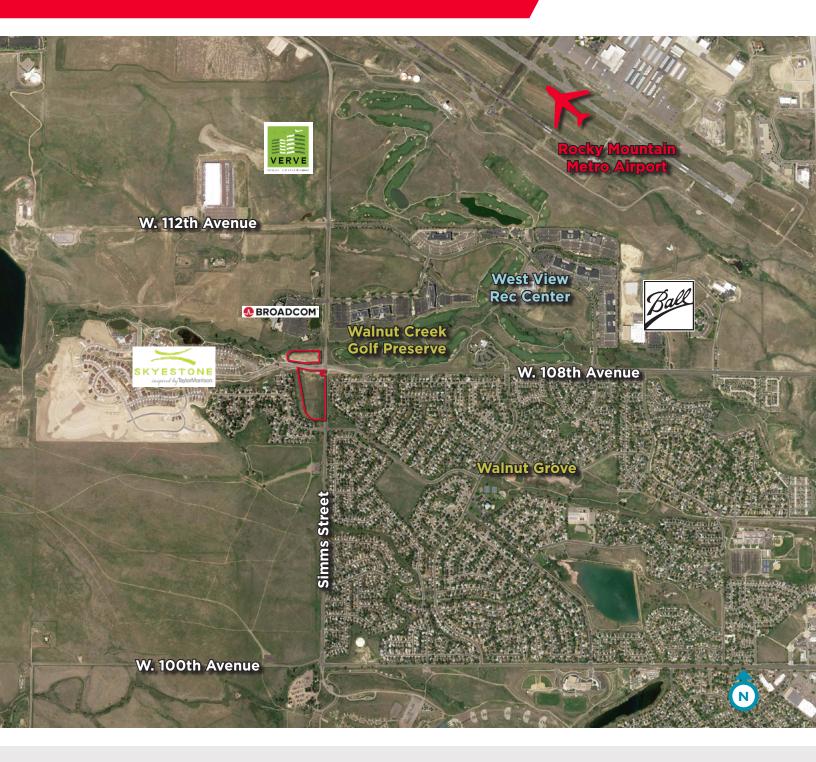
| Demographics CoStar, 201 | | | Star, 2019 |
|-------------------------------|-----------|------------------|------------|
| | 1 Mile | 3 Miles | 5 Miles |
| 2020 Total Population | 4,235 | 41,587 | 148,863 |
| Pop. Growth 2010-2020 | 34.44% | 31.33% | 20.21% |
| Median HH Income | \$106,654 | \$109,791 | \$117,698 |
| Traffic Counts | | CoStar, 2019 | |
| Intersection | | Vehicles Per Day | |
| Simms Street and 108th Avenue | | 7,436 | |

FOR SALE

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For more information, please contact:

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