

FOR SALE

# Skyestone

108th Avenue and Simms Street / Broomfield, Colorado 80021



## 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, 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



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CUSHMAN &  
WAKEFIELD



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