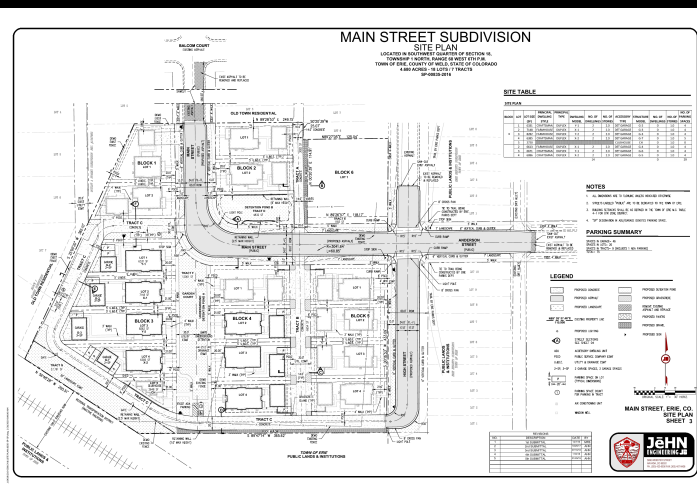


# Old Town Erie Development Opportunity

Rare 4.25+ Acre Downtown Erie Residential Infill Site with Advanced Approvals and High Yield Potential for \$2,000,000



- Location: Historic Old Town Erie
- Address: 0 High Street
- Website: <https://0-high-street.iannonegroup.com>
- Land Size: 4.25-4.64 acres across four parcels
- Projected Units: 33+ homes
- Development Type: Residential
- Amenities: Walking distance to Downtown Erie, open space trails, beautiful parks, and high ranking schools
- Commute times: 20 minutes to Boulder, 30 minutes to DIA and 40 minutes to Downtown Denver

For more information please contact The Iannone Group at Compass.

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**IANNONE**  
GROUP





Positioned just steps from the vibrant core of Old Town Erie and adjacent to the future Linear Park, this rare and exciting infill opportunity presents a unique platform to bring a thoughtfully designed residential community to life in one of Colorado's fastest-growing markets. This is more than a raw land sale—significant groundwork has already been laid, offering a valuable head start toward realizing an innovative and attainable housing vision. Set on approximately 4.25+ acres across four individually platted parcels, this site is ideally located within walking distance of Main Street's beloved coffee shops, breweries, eateries, galleries, and community events. The adjacent concrete bike/pedestrian trail leads to the town Rec Center, Library, Ball Diamonds, Skateboard park, and more amenities. The location alone speaks to today's lifestyle-driven buyer—those seeking walkability, authenticity, and a connection to place. The current owner has already completed significant entitlement work, including Preliminary Plat approval and substantial progress toward Final Plat. Dialogue with the Town also explored a collaboration for a public-private partnership to expand the project's vision to create a more attainable housing mix by introducing greater density to set a new precedent for thoughtful growth and inclusive living in Erie. Concepts under consideration included a thoughtful blend of paired homes, triplexes, and select single-family residences. Early design scenarios suggested a potential yield of 33-40 homes, with an emphasis on rear-load garages, shared driveways, and alley-loaded access to encourage neighborly interaction and timeless streetscapes. With limited land availability in the heart of Old Town, this site stands out not only for its prime location and advanced entitlement work but also for the creative potential it offers to build something truly special.



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**COMPASS**