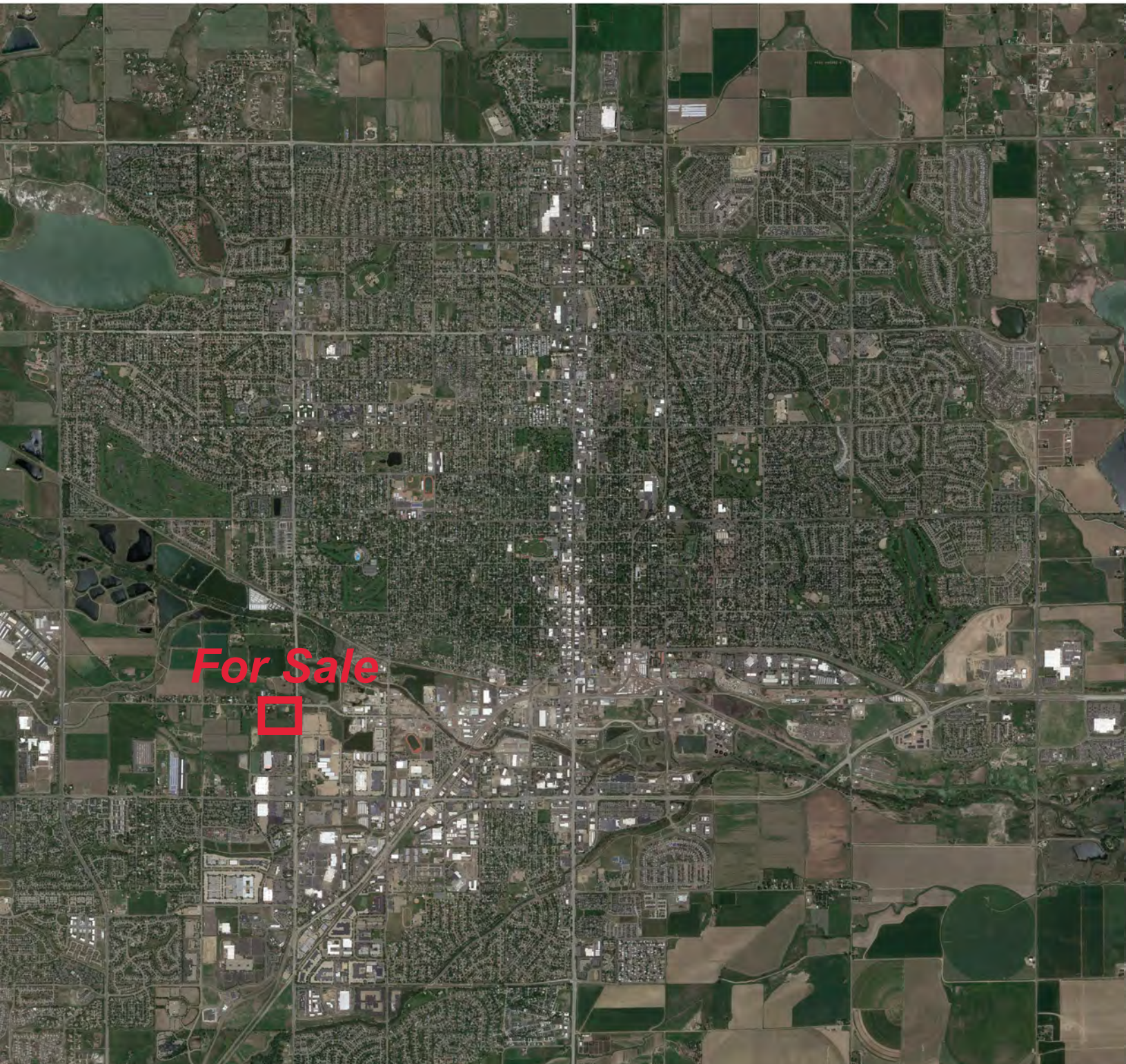


# LAND FOR SALE

**RE/MAX**  
COMMERCIAL



*For Sale*



10147 Hover Rd., Longmont CO

SWC of Hover Rd. & Rogers Rd.

\$7,500,000

4.74 acres (\$36.51/SF)

Ken Voss

RE/MAX Commercial

(970) 232-5446

[kenvoss@longmontcommercial.com](mailto:kenvoss@longmontcommercial.com)



# 10147 Hover Road

Longmont, Colorado 80501



## COMMERCIAL DEVELOPMENT LAND

Unannexed development land located in southwest Longmont, Boulder County, Colorado

Includes 6 shares South Flat Ditch Co., eligible for raw water dedication

SW Longmont and surrounding Boulder County trade areas have excellent income and education demographics

Hover St. and Rogers Rd. is a signalized high traffic intersection with great visibility

Located in a community with a vibrant, historic downtown

Near parks, open space, trail systems, recreation areas, Boulder County fairgrounds

Easy access to Village at the Peaks with an abundance of dining, shopping, entertainment options

Near national profile companies in high tech, bio tech, energy development, natural foods, outdoor recreation, and many others

10 miles to Boulder

46 miles to Denver International Airport (DIA)

43 miles to downtown Denver

## RE/MAX COMMERCIAL

RE/MAX NEXUS  
1725 Vista View Dr., Suite A  
Longmont, CO 80504

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Longmont Population (2022):	103,252
Average Household Income - 2 mi. radius:	\$104,671
Median Household Income - 2 mi. radius:	\$83,124
Total Specified Consumer Spending - 2 mi. radius (2022 est.):	\$526,052,602
Population w/ College, Associate's/Bachelor's, Advanced Degree - 5 mi. radius:	75%

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## Surrounding Development

- |     |                               |  |
|-----|-------------------------------|--|
| 1.  | Fairgrounds Marketplace       | MU-R Mixed Use - Regional Center             |
| 2.  | Fairgrounds Marketplace       | Murphy USA & Dutch Bros. Coffee              |
| 3.  | Fairgrounds Marketplace       | MU-R Mixed Use Residential/Commercial        |
| 4.  | Dry Creek Business Center     | 32,700 SF Planned Industrial/Flex Building   |
| 5.  | Nova West Apartments          | 264 Units Apartment Development              |
| 6.  | MGL Mountain Brook Apartments | 255 Units Apartment Development              |
| 7.  | Mountain Brook Subdivision    | 459 Units Detached and Attached SF Dwellings |
| 8.  | Veteran's Village             | Veteran's Community Project                  |
| 9.  | Modern West                   | MU-E Industrial/Flex Park                    |
| 10. | Altitude Village              | MU-E Mixed Use - Employment                  |

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