



LAND / SHOVEL READY FLEX FOR SALE

1383 Horizon Avenue, Lafayette, CO 80026

SHOVEL READY, premium lot in Lafayette's Vista

Business Park. Fully entitled and approved for a 15,261 SF flex building. This 1.9 AC site sits at the top of the hill capturing amazing views. Vista Business Park is alive with R&D, food production, life sciences, manufacturing, storage, and distribution. With only a few lots remaining, this is your opportunity to buy a premium location and save more than 2-years of red tape! The approved design complements the site and the community.

Visit 1383Horizon.com to learn more about this opportunity.

 [CLICK HERE FOR AERIAL TOUR](#)

 [CLICK HERE FOR OFFERING
MEMORANDUM NDA](#)

PROPERTY OVERVIEW

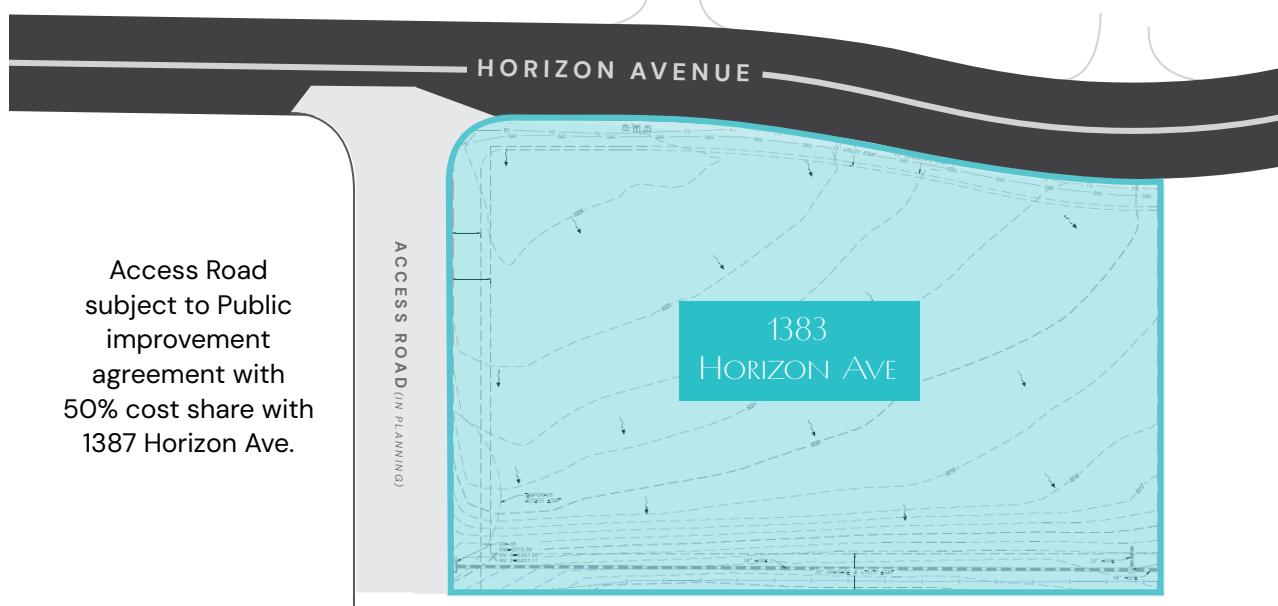
SALE PRICE	\$1,300,000
SITE SIZE	1.91 Acres
COUNTY	Boulder County
ZONING	M1 (Industrial)
BUILDING SIZE	Approved 15,261 SF Flex Building
AVAILABLE	Immediately

FOR MORE INFORMATION:



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Senior Broker
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LOT PLAN



POPULATION

2 MILE RADIUS

21,141

5 MILE RADIUS

163,742

10 MILE RADIUS

573,225

EMPLOYEES

2 MILE RADIUS

1,500

5 MILE RADIUS

57,000

10 MILE RADIUS

192,000

AVERAGE HOUSEHOLD INCOME

2 MILE RADIUS

\$137,842

5 MILE RADIUS

\$143,661

10 MILE RADIUS

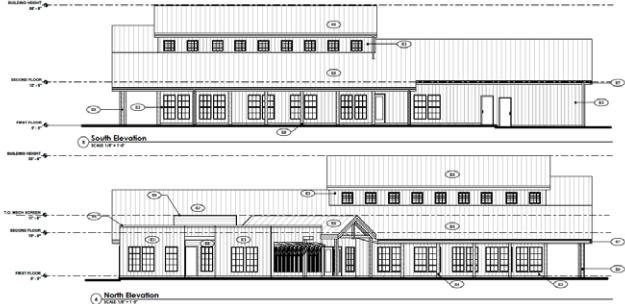
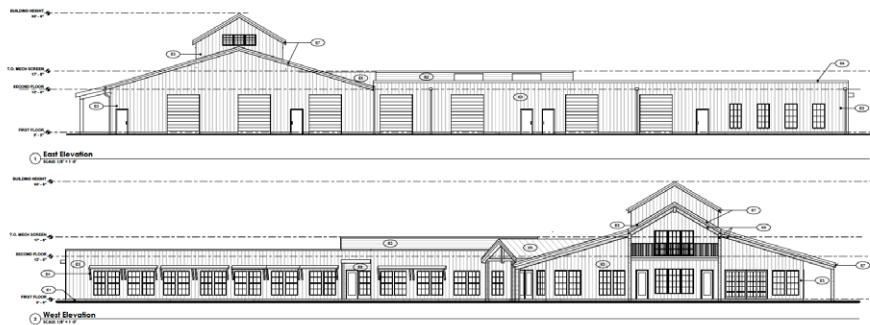
\$122,380

Lafayette, Colorado offers a compelling blend of community charm and strong commercial fundamentals, making it an attractive choice for a wide range of businesses and investors.

Strategically positioned between Boulder and Denver, Lafayette provides exceptional regional access while maintaining a more approachable cost structure than its neighboring markets. The city continues to see steady population and income growth, supported by a highly educated workforce and thriving local amenities—from established retail corridors to expanding business parks. With ongoing infrastructure improvements, a pro-business environment, and a high quality of life that draws both talent and customers, Lafayette stands out as a smart, scalable destination for commercial investment and tenant opportunities.

FOR SALE

1383 HORIZON AVE, LAFAYETTE, CO



PROPERTY LOCATION

