

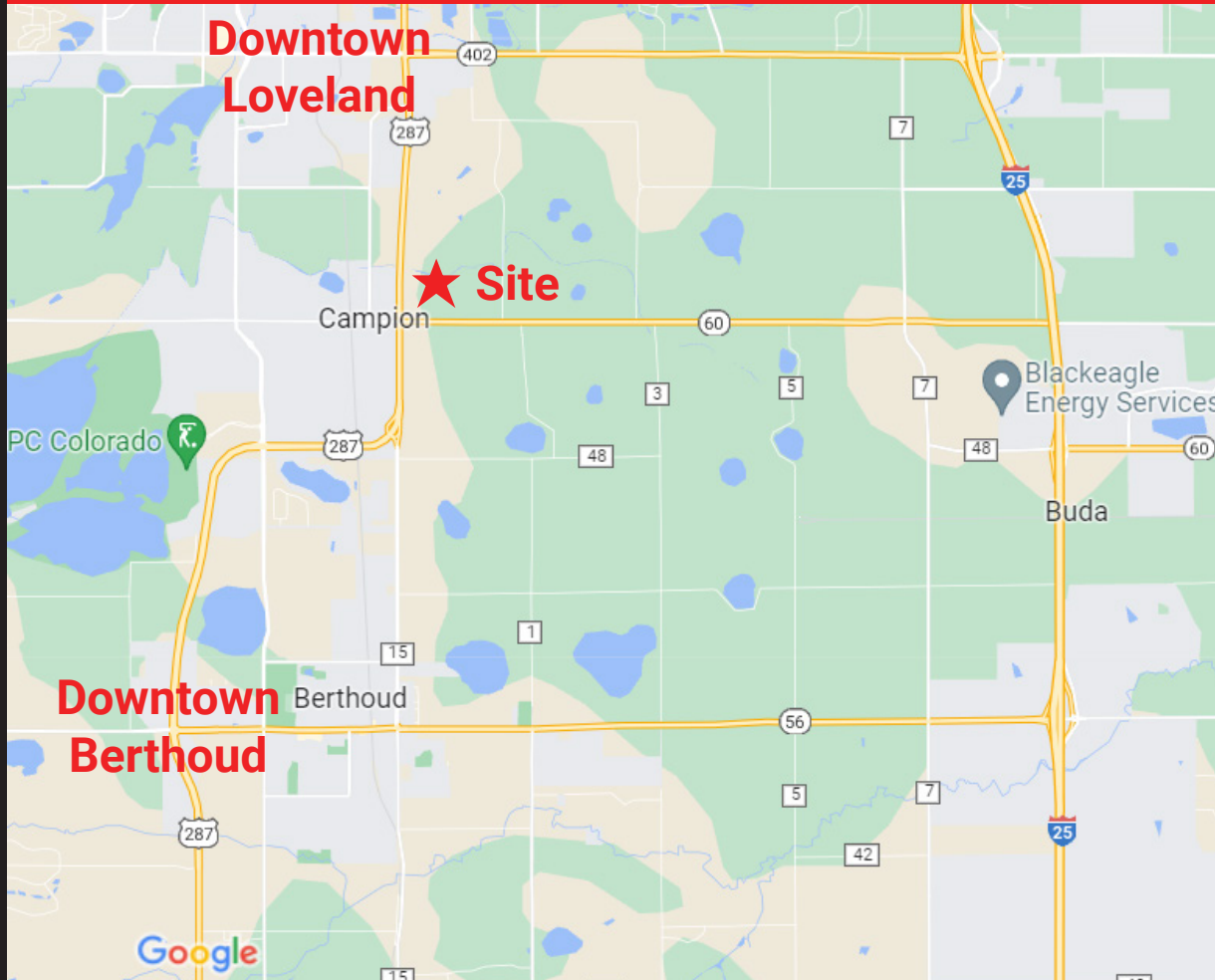


Commercial Land For Sale Hawks Ridge

335 42nd Street, SE AKA 3980 S Lincoln Ave | Loveland, CO 80537

www.ModernRECommercial.com

4251 Kipling Street Suite 150
Wheat Ridge, CO 80033



Land Information

Traffic Counts | 287 Traffic counts on 287/
Lincoln Ave (16,100 cars per day)

Purchase Price | Undisclosed - Call Broker For
Pricing

Utilities | Utilities will be to the site by Summer
2022

Lot Size | 34 acres

Zoning | District E (Uses allowed - retail/office,
medical, light-industrial "by special review,"
convenience store/bar/tavern/warehouse/
distribution/auto-repair service). Complete
zoning definition available.

City | Loveland

County | Larimer

Land Highlights

- Zoned for many commercial uses (District E)
- Surrounded by 120 residential lots
- NEC of Hwy 287/Hwy 60
- Easy I-25 accessibility (5 minutes)
- 5 minutes to Downtown Loveland and
Downtown Berthoud
- Lighted intersection on Hwy 287
- Surrounding 89 acres, contains 120 residential
lots recently sold to Sanjaya Homes
- Utilities to site by Summer 2022
- Currently approved for 142 Multi-Family units
- Water shares available at current market value

For more information,
please contact:

Rick Giarratano

303.332.3952

rick.giarratano@gmail.com

Mike Lindquist

303.579.0057

mikelindquist2018@gmail.com



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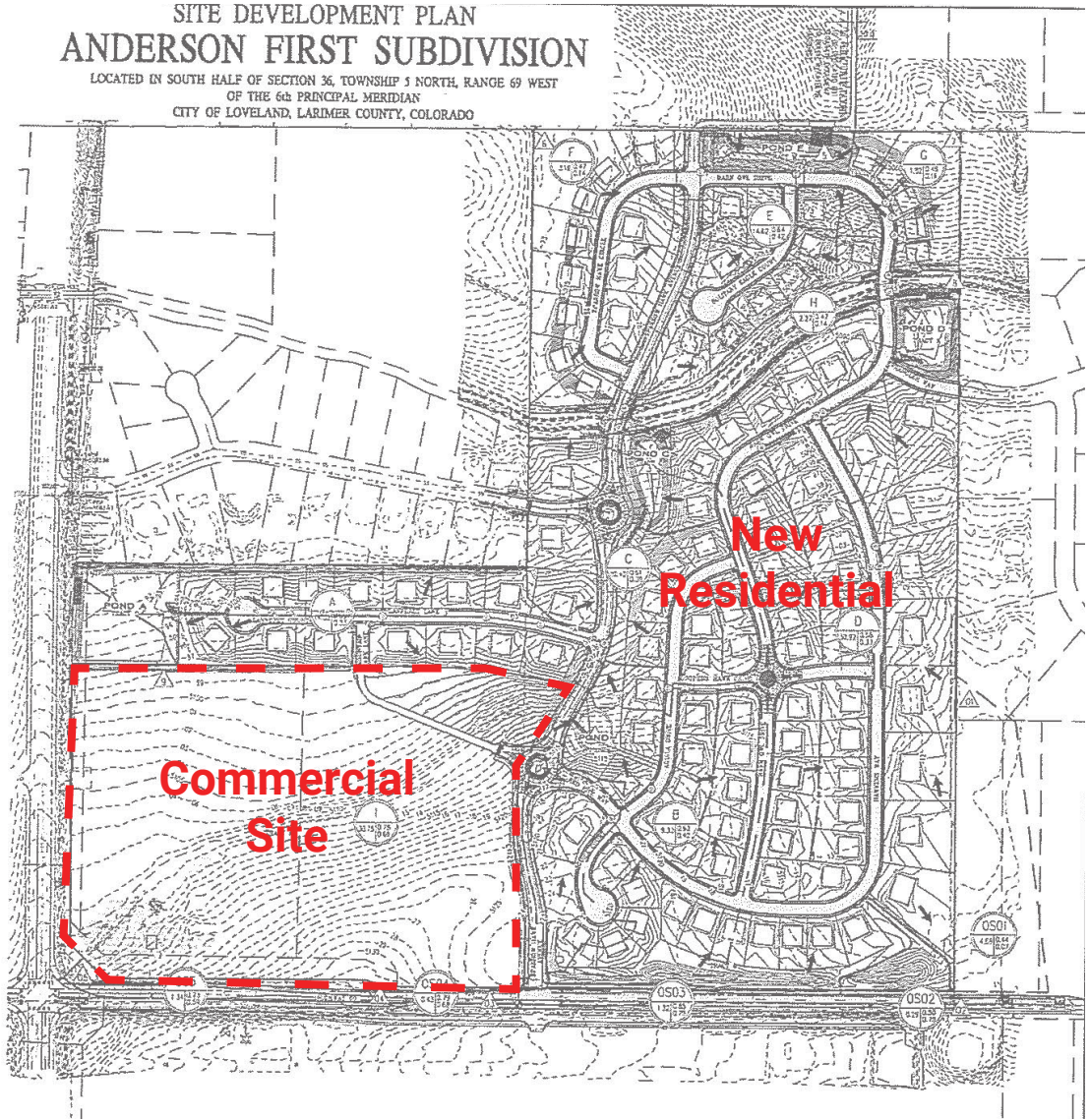
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SITE DEVELOPMENT PLAN ANDERSON FIRST SUBDIVISION

LOCATED IN SOUTH HALF OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 69 WEST
OF THE 6th PRINCIPAL MERIDIAN
CITY OF LOVELAND, LARIMER COUNTY, COLORADO



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*** Residential Site Sold to Sanjaya Homes
120 Homesites**

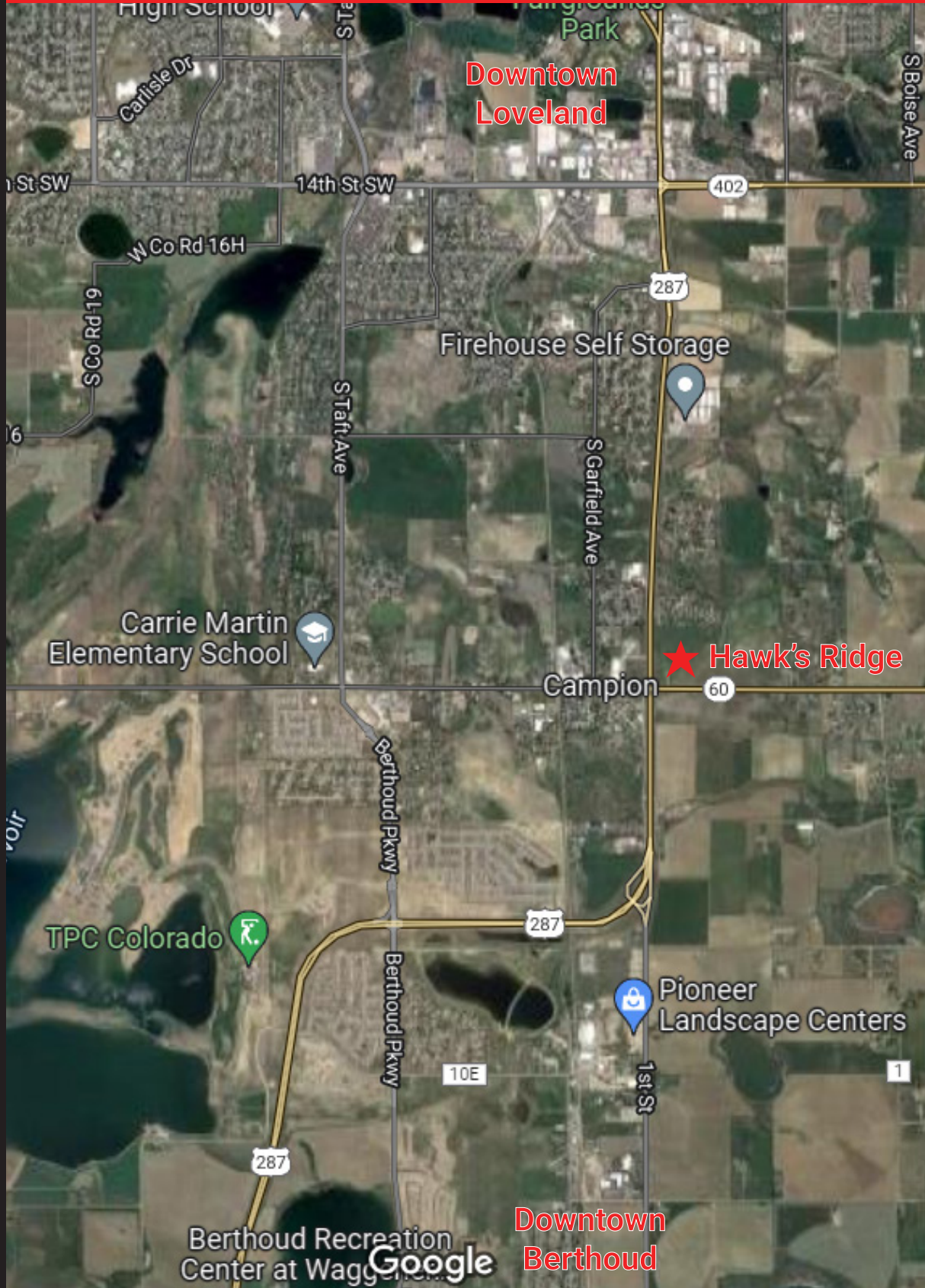


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Demographic and Income Comparison Profile

Latitude: 40.34937 / Longitude: -105.06945

Rings: 1, 3, 5 mile radii

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	1,204	13,263	51,378
Households	415	5,186	20,799
Average Household Size	2.76	2.49	2.44
Owner Occupied Housing Units	352	3,509	13,592
Renter Occupied Housing Units	63	1,677	7,207
Median Age	44.5	39.9	40.0
2017 Summary			
Population	1,313	14,890	57,965
Households	450	5,818	23,474
Families	344	3,947	15,347
Average Household Size	2.78	2.50	2.44
Owner Occupied Housing Units	370	3,709	14,484
Renter Occupied Housing Units	80	2,109	8,990
Median Age	46.4	41.1	41.5
Median Household Income	\$87,801	\$62,513	\$56,392
Average Household Income	\$103,343	\$79,956	\$76,214
2022 Summary			
Population	1,516	16,490	63,501
Households	521	6,445	25,699
Families	396	4,346	16,709
Average Household Size	2.79	2.50	2.44
Owner Occupied Housing Units	427	4,102	15,888
Renter Occupied Housing Units	93	2,344	9,811
Median Age	47.6	41.6	42.0
Median Household Income	\$101,022	\$71,917	\$64,994
Average Household Income	\$119,457	\$91,507	\$86,668
Trends: 2017-2022 Annual Rate			
Population	2.92%	2.06%	1.84%
Households	2.97%	2.07%	1.83%
Families	2.86%	1.95%	1.72%
Owner Households	2.91%	2.03%	1.87%
Median Household Income	2.85%	2.84%	2.17%

	1 mile		3 miles		5 miles	
2017 Households by Income	Number	Percent	Number	Percent	Number	Percent
< \$15,000	19	4.2%	401	6.9%	2,040	8.7%
\$15,000 - \$24,999	29	6.4%	402	6.9%	1,994	8.5%
\$25,000 - \$34,999	16	3.6%	482	8.3%	1,988	8.5%
\$35,000 - \$49,999	36	8.0%	908	15.6%	3,549	15.1%
\$50,000 - \$74,999	77	17.1%	1,193	20.5%	4,972	21.2%
\$75,000 - \$99,999	82	18.2%	899	15.5%	3,409	14.5%
\$100,000 - \$149,999	105	23.3%	989	17.0%	3,467	14.8%
\$150,000 - \$199,999	59	13.1%	323	5.6%	1,192	5.1%
\$200,000+	28	6.2%	220	3.8%	863	3.7%
Median Household Income	\$87,801		\$62,513		\$58,392	
Average Household Income	\$103,343		\$79,956		\$76,214	
Per Capita Income	\$39,136		\$32,219		\$31,431	
2022 Households by Income	Number	Percent	Number	Percent	Number	Percent
< \$15,000	20	3.8%	427	6.6%	2,184	8.5%
\$15,000 - \$24,999	28	5.4%	398	6.2%	2,007	7.8%
\$25,000 - \$34,999	15	2.9%	458	7.1%	1,888	7.3%
\$35,000 - \$49,999	33	6.3%	852	13.2%	3,314	12.9%
\$50,000 - \$74,999	72	13.8%	1,195	18.5%	5,023	19.5%
\$75,000 - \$99,999	87	16.7%	1,026	15.9%	3,893	15.1%
\$100,000 - \$149,999	141	27.1%	1,348	20.9%	4,660	18.1%
\$150,000 - \$199,999	85	16.3%	450	7.0%	1,609	6.3%
\$200,000+	39	7.5%	293	4.5%	1,120	4.4%
Median Household Income	\$101,022		\$71,917		\$64,994	
Average Household Income	\$119,457		\$91,507		\$86,668	
Per Capita Income	\$44,895		\$36,687		\$35,611	

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Chapter 18.30

E DISTRICT – EMPLOYMENT CENTER DISTRICT

Sections: 18.30.010

18.30.020 18.30.030 18.30.040 18.30.050 18.30.060

Purpose.

Uses permitted by right.

Uses permitted by special review.

Development standards and balance of land uses. Site development plan review.

Schedule of flexible standards.

18.30.010 Purpose.

The employment center (E) district is a mixed-use district intended to provide locations for a variety of workplaces and commercial uses, including light industrial, research and development, offices, institutions, commercial services and housing. This E district is intended to encourage the development of planned office and business parks; promote excellence in the design and construction of buildings, outdoor spaces, transportation facilities, streetscapes, lodging, and other complementary uses. The E district is intended to implement the E-employment center category set forth in the Comprehensive Master Plan. Uses that complement and support primary workplace uses, such as hotels, retail, restaurants, convenience shopping, child care, and housing are intended to be secondary uses and not intended to be the primary or predominant uses in the E district. Such uses should be limited to guidelines set forth in this district.

18.30.020 Uses permitted by right.

The following uses are permitted by right in an E district:

- A. Art gallery, studio, and workshop including live/work studio and workshop. Such facilities

may include the display, sale, fabrication or production of paintings, sculptures, ceramics and other art media. Limited outdoor fabrication of art work may be permitted subject to special review as provided in Chapter 18.40;

- B. Commercial child day care center licensed according to the statutes of the state;
- C. Convention and conference center;
- D. Entertainment facilities and theaters, indoor;
- E. Financial services;
- F. Food catering;
- G. Gas station with or without convenience goods or other services subject to Section 18.52.060 and located three hundred feet or more from a residential use or zone district (measurement shall be made from the nearest site or lot line of the gas station to the nearest lot line of the residential use or zone district);
- H. Health care service facility;
- I. Hospital;

- J. Indoor recreation;
- K. Lodging establishment (hotel and motel);
- L. Long term care facility;
- M. Medical and dental laboratories;
- N. Office, general administrative;
- O. Parking garage;
- P. Parking lot;
- Q. Personal and business service shops;
- R. Place of worship or assembly;

Current as of 06/20/2017

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- S. Print shop;
- A. Professional office/clinic;
- A. Restaurant, standard;

- B. Retail store;
- C. Veterinary clinic;
- D. Light industrial;
- E. Research laboratory;
- F. Public and private schools;
- G. Workshop and custom small industry (entirely enclosed within a building and provided there is no excessive odor, glare, smoke, heat, vibration, etc.). Limited outdoor fabrication of products may be permitted subject to special review as provided in Chapter 18.40;
- H. Dwelling, attached single-family;
- BB. Dwelling, detached single-family; CC. Dwelling, multi-family;
- DD. Dwelling, two-family;
- EE. Elderly housing;
- FF. Dwelling, mixed use;
- GG. Community facility;
- HH. Park or recreation area;
- II. Congregate care facility;
- JJ. Antennas, as defined in Section 18.55.020, co-located on an existing tower or structure as

provided in Sections 18.55.030 and 18.55.030 and meeting all other requirements of Chapter

18.55; and

KK. Accessory buildings and uses.

18.30.030 Uses permitted by special review.

The following uses are permitted by special review in an E district subject to the provisions of Chapter 18.40:

- A. Bar or tavern;
- B. Carwash;
- C. Domestic animal day care facility;
- D. Gas station with or without convenience goods or other services subject to Section 18.52.060 and located less than three hundred feet from a residential use or zone district (measurement shall be made from the nearest site or lot line of the gas station to the nearest lot line of the residential use or zone district);
- E. Nightclub;
- F. Open-air farmers market;
- G. Plant nursery and greenhouses;

- H. Restaurant, drive-in or fast food;
- I. Self-service storage facility;
- J. Vehicle minor repair, servicing, and maintenance;
- K. Vehicle rentals for cars, light trucks and light equipment;
- L. Vehicle rentals for heavy equipment, large trucks and trailers;
- M. Vehicle sales and leasing for cars and light trucks;
- N. Veterinary hospital;
- O. Warehouse and distribution;
- P. Firing range, indoor;
- Q. Airports and heliports;
- R. Essential public utility uses, facilities, services, and structures;
- S. Group care facility;

Current as of 06/20/2017

- A. Personal wireless service facility as defined in Section 18.55.020, located on a new structure, meeting all requirements of Chapter 18.55;
- B. Public service facility;
- C. Crematorium subject to Section 18.52.080; and
- D. Off-track betting facility.

18.30.040 Development standards and balance of land uses.

The following standards shall be administered as type 2 standards in accordance with Section 18.53.020.

Current as of 06/20/2017

A.

Balance of land uses. Not more than forty percent of the land area within a development plan shall be dedicated to non-primary workplace uses. Non-primary workplace uses include hotels, retail, convenience and service uses, restaurants, child care, housing or other uses intended to support and compliment primary workplace uses. For the purposes of this requirement primary workplace uses shall include but shall not be limited to office, research or light industrial. A proposed development plan that does not meet this requirement may be permitted if within two miles of the proposed development plan, primary workplace uses exist or the zoning for such uses is in place, in an amount that is sufficient to comply with the intent of this section and meet the long term need for

primary employment land uses anticipated by the Comprehensive Master Plan.

Campus-type character. E districts are intended to have a “campus-type” character with strong unifying design elements meeting the following standards:

1. Unified building design. Building design shall be coordinated with regard to color, materials, architectural form, and detailing to achieve design harmony, continuity and horizontal and vertical relief and interest.
2. Unified open space. Projects shall include a unifying internal system of pedestrian-oriented paths, open spaces, and walkways that function to organize and connect buildings, and provide connections to common origins and destinations (such as transit stops, restaurants, child care facilities, and convenience shopping centers). The development plan shall utilize open space and natural features that serve as buffers and transitions to adjacent area(s). Development plans shall include at least twenty percent of the gross site area devoted to common open space features, including features such as common area landscaped buffers, parks or plaza spaces, entrance treatments, natural areas, or wetlands, but excluding any open space or landscaped areas within required building setbacks or parking lots. Areas dedicated to storm water drainage may also be counted toward meeting the open space requirement, provided they are designed to be recreation space or as an attractive site feature incorporating a naturalistic shape and/or landscaping.
3. Other unifying features: Major project entry points shall include well designed signage and entry features such as quality identity signage, sculpture, plazas, special landscape clusters, etc. The visibility of parking lots or structures shall be minimized by

placement to the side or rear of buildings and/or with landscape screening. Shared vehicular and pedestrian access, shared parking, common open space and related amenities should be integrated into the project's design. The overall design and layout shall be compatible with the existing and developing character of the neighboring area.

4. Viewshed protection. Care shall be taken to minimize disruptions to adjacent neighborhood views of open spaces or natural features through the sensitive location and design of structures and associated improvements. Visual impacts can be reduced and better view protection provided through careful building placement and consideration of building heights, building bulk, and separations between buildings.
5. Unified design agreement. In the case of multiple parcel ownerships, an applicant shall make reasonable attempts to enter into cooperative agreements with adjacent property owners to

B.

create a comprehensive development plan that establishes an integrated pattern of streets,

outdoor spaces, building styles, and land uses consistent with the standards in this section. C. Other standards.

1. Significant retail and office components shall comply with standards in Section 18.29.040.
2. See also Chapter 18.53 and Site Development Performance Standards and Guidelines.

3. Section 18.29.040D. , E., F., and G. Other Standards shall apply in E districts.

18.30.50 Site development plan review.

Development of any use for category 2 development shall be subject to the provisions of Chapters 18.39 and 18.46, and to the design standards and guidelines specified in Chapter 18.47.

A. Conceptual Master Plan:

1. Where a site development plan application is not submitted for the entire site concurrent with

the rezoning application, a Conceptual Master Plan shall be provided for the entire site to ensure the coordinated development of the entire site. The Conceptual Master Plan must include the general type, intensity and location of land uses and public facilities, the overall classification and design of the primary road and pedestrian network, and a development phasing plan if applicable, including all information that the planning division may require. The Conceptual Master Plan shall also include a narrative statement, conceptual renderings, schematic designs, architectural guidelines or other information as needed to demonstrate how the proposed development plan complies with development standards in Section 18.30.040B. and C. Additionally, the Conceptual Master Plan shall depict an allocation of land uses in a manner that demonstrates compliance with Section 18.30.040.A. The Conceptual Master Plan shall be provided with the E district rezoning application and the rezoning approval shall be subject to compliance with the Conceptual Master Plan as referenced in the zoning ordinance. Subsequent applications submitted for a use by right or a use by special review shall conform to the Conceptual Master Plan.

2. A neighborhood meeting and public hearing for the Conceptual Master Plan shall be held concurrent with those for the rezoning, with notice provided pursuant to Chapter 18.05 public notice.

B. Plan modifications.

- 1.
- 2.

18.30.060

Modifications to the Conceptual Master Plan as required to show compliance with Section 18.30.040, or that comply with Section 18.30.060, may be approved administratively by the director. Changes to permitted uses or substantial changes to the location of land uses as depicted on the Conceptual Master Plan are major modifications and shall require a neighborhood meeting and be submitted for final approval by the planning commission. Public notice of the neighborhood meeting and the public hearing for major modifications to a Conceptual Master Plan shall be provided pursuant to Chapter 18.05 Public Notice.

Schedule of flexible standards

Current as of 06/20/2017

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Current as of 06/20/2017

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Use

Maximum height of building or structure

Maximum height of accessory building or structure

E-Employment Center District

As provided in Chapter 18.30 E District Schedule of Flexible Standards

50

Notes to MAC and E Districts schedule of flexible standards:

1. (1) Building setbacks shall be measured from the edge of the future right-of-way. Development sites within the area covered by the U.S. 34 Corridor Plan shall conform to all road setback and design requirements of that plan. Exceptions from U.S. 34 Corridor Plan standards may be permitted for development plans following guidelines for optional flexible standards in note (2) below.
2. (2) **Optional flexible standards:** Setback required by this section and buffer standards required by Section 4.04 of the Site Development Performance Standards and Guidelines may be reduced or waived for projects that orient buildings to streets to create an attractive pedestrian environment following “New Urbanism” or “Smart Code” principles (see “The Lexicon of the New Urbanism” or “Smart Code”).

(3)

a.

b. c.

Where front setbacks are reduced, a treelawn not less than four feet in width shall be provided between the outer edge of the curb and the sidewalk. Canopy trees planted not less than thirty feet on-center (Figure 18.31-1) shall be provided in the treelawn. Landscaped bulb-outs and trees planted in tree grates in the sidewalk (Figure 18.31-2), with on-street parking, may be provided instead of a treelawn. Where garages face and are accessed from the street, at least twenty feet shall be provided between the face of the garage and the back of the sidewalk so that adequate space is provided for vehicle parking in the driveway. Residential buildings with reduced setbacks shall include features such as covered porches or front stoops and walkways between buildings and the public sidewalk. Also, garages should be placed to the rear of the lot behind the primary structure, with side driveway or alley access. In evaluating proposals with reduced setbacks, consideration shall be

given to existing setbacks in adjacent developed areas to avoid incompatible and/or inconsistent design conditions.

Subject to height restriction in Section 18.54.040, which restricts any nonresidential use or multi-

family use located closer than fifty feet from the property boundary of a residential use, excluding multi-family dwelling units, shall be limited to the maximum height allowed for a single family residential use.

(4) All uses other than office, research, lodging and mixed-use (see note (5)).

(5) Maximum number of dwelling units permitted per acre. The density calculation shall include the gross land area dedicated to residential use, including roads, drainage areas and open space within and serving the residential component of the project. Residential units that are part of a building that includes non-residential uses (mixed-use) shall not be included in the residential density calculation.

(6) Office, research, lodging and mixed-use (mixed-use means residential located in the same building as non-residential uses). There shall be no limit on the amount of land area within a MAC district that may be devoted to residential use; however, for projects exceeding fifty percent residential land area, the applicant must demonstrate that sufficient land area is devoted to commercial use within the project, or within the vicinity of the project, to meet future commercial needs and demands. Such evidence may consist of a market analysis and/or an analysis of development trends and existing and proposed land uses within the vicinity of the project.