

PRICE REDUCED

DEVELOPMENT LAND FOR SALE

LOT 1, OLD LARAMIE TRAIL
LAFAYETTE, CO 80026

PROPERTY HIGHLIGHTS

Great infill opportunity in the city of Lafayette. This property contains approximately 8.425 acres with high visibility off of Highway 287. Surrounded by a mix of retail and office uses and with an underlying C1 zone this property lends itself to a number of retail, office, hospitality, and mixed use developments.

- High visibility
- Access to Highway 287
- Zoning allows many uses
- One of the last lots in this subdivision

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|-------------------|--|
| Sale Price | \$5,500,000 (\$15/SF) \$4,500,000 (\$12.26/SF) |
| Site Size | 8.425 Acres |
| Zoning | C1 - PUD City of Lafayette |

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only.

CONTACT US

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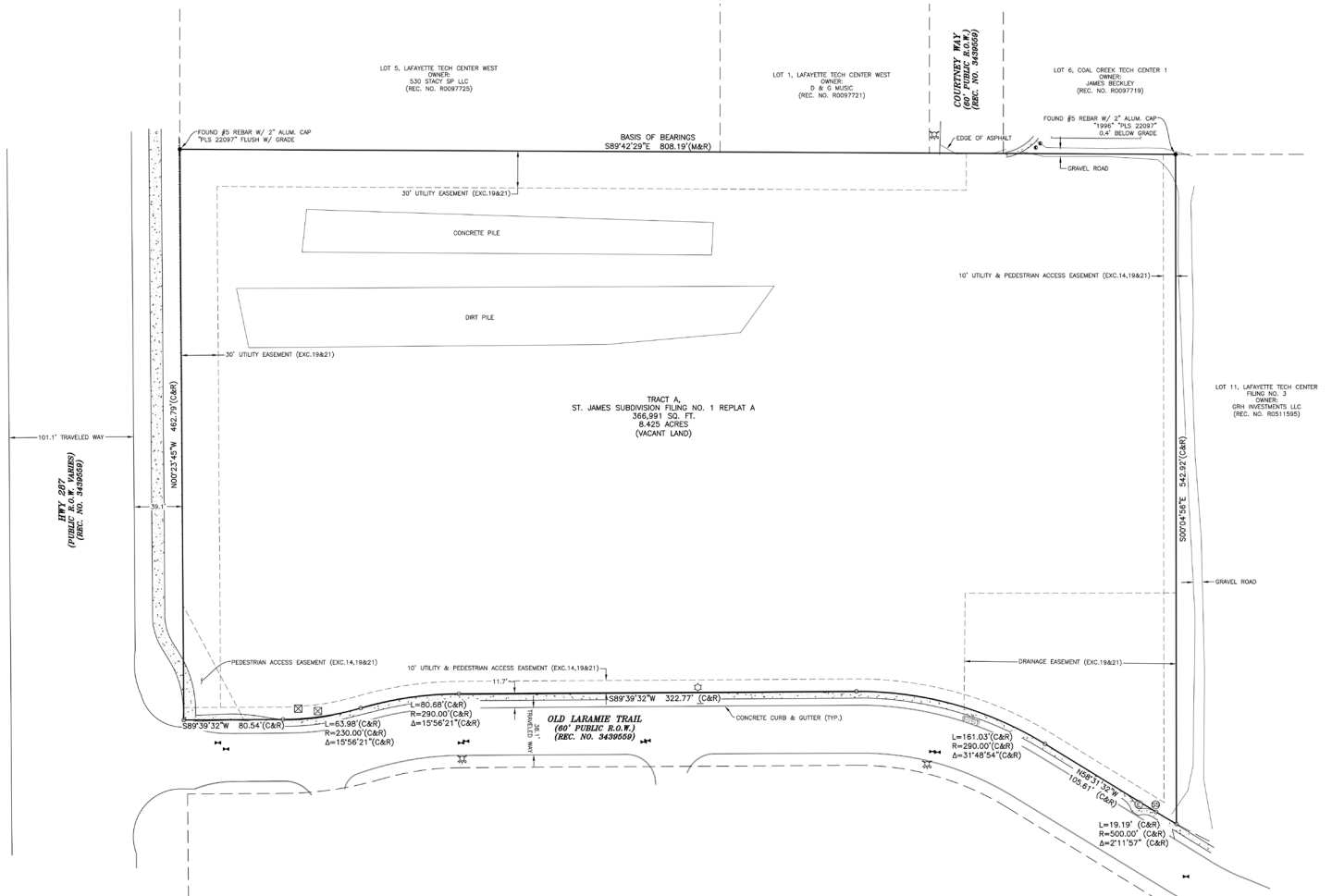
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SITE SURVEY



The Colorado Group, Inc. | 3101 Iris Avenue, Suite 240, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.

* For a complete disclaimer, please see page one of this brochure.

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PROPERTY PHOTOS



PROPERTY LOCATION



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