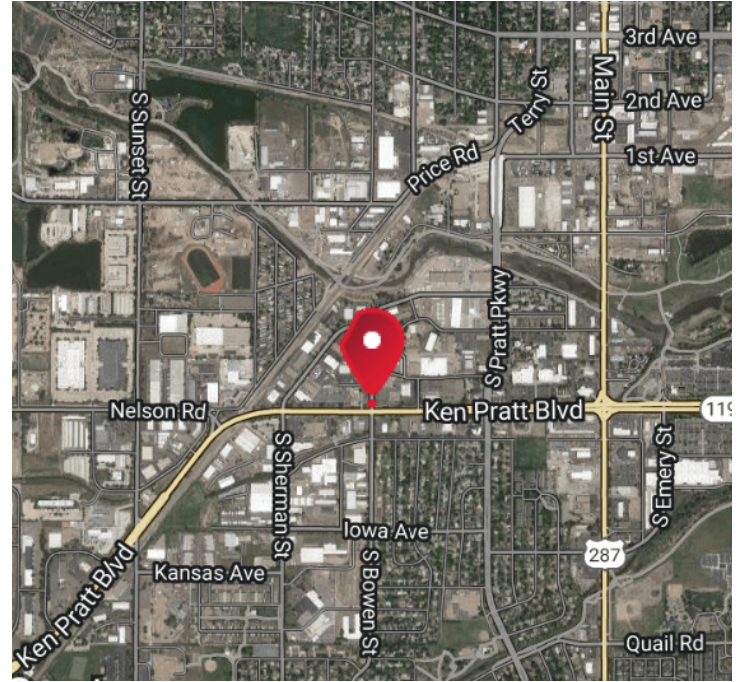


0 ROGERS ROAD - SEC OF KEN PRATT BLVD (CO HWY 119) & 3RD AVENUE
 LONGMONT, CO 80501



PROPERTY DESCRIPTION

This is a once in a lifetime opportunity to purchase a 1.53 acre site on the Gateway into the Longmont's large Sugar Mill redevelopment site. The historic Sugar Mill was built in 1902 through investments of members of the Longmont community. It is currently in the process of going through redevelopment, and according to the developer, the most recent plan has a boutique hotel, restaurant and retail space, performing arts center and approximately 1,600 multi-family housing units and 600 townhomes. The residential component would all be for sale units ranging from mid-tier affordability to luxury.

The City of Longmont is home to over 100,000 residents with an average household income in 2022 of \$89,720. Some of the employers that call Longmont home include J.M. Smuckers, AGC Biologics, Seagate, FAA, Oskar Blues and Intrado. Longmont also has citywide gigabit fiber optics available to homes and businesses. This property has all of the City of Longmont's raw water requirements met. Currently, the cash-in-lieu raw water requirement is 3 acre feet per acre at \$48,500 per acre foot.

Don't miss out on this opportunity to be part of the larger vision for the City of Longmont and the Sugar Mill redevelopment site! Please contact the listing brokers for any additional questions.

OFFERING SUMMARY

Sale Price:	\$1,837,825
Lot Size:	1.53 Acres
County:	Boulder
Zoning:	MUE - Mixed Use Employment per the City of Longmont

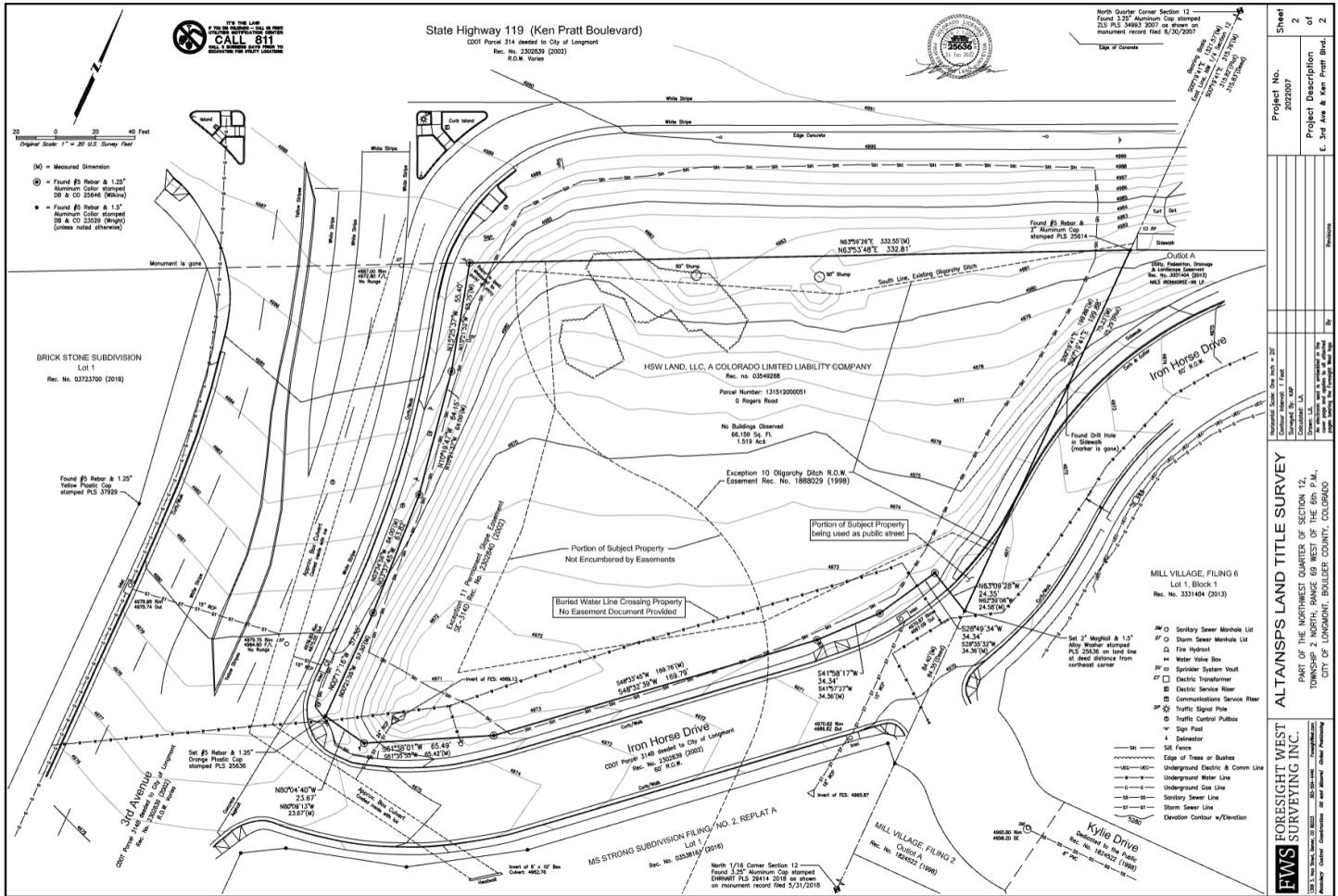
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,733	30,125	40,553
Total Population	10,663	74,787	101,635
Average HH Income	\$80,141	\$88,982	\$95,046



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 Broker Associate
 303.772.2222
 keith@kanemoto.com

0 ROGERS ROAD - SEC OF KEN PRATT BLVD (CO HWY 119) & 3RD AVENUE LONGMONT, CO 80501



Project No.	2022007
Sheet	2
Project Description	E. 3rd Ave & Ken Pratt Blvd.
Surveyor	FWS Foresight West Surveying Inc.
City	CITY OF LONGMONT, BOULDER COUNTY, COLORADO



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All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated.

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