

NE CORNER OF MAXWELL AVE & COUNTY LINE ROAD

ERIE, CO 80516

OFFERED AT

\$11/SF

LAND SIZE

2.58 ACRES

ZONING

PD

(Planned Development)

ERIE LAND FOR SALE

- Sewer/water taps in place
- Electrical and gas roughed in
- Located adjacent to Erie Community Park and Ballpark and the soon to be Erie Town Center
- The Ballpark at Erie hosts approximately 24 tournaments annually (from March to October), drawing teams and tourists from across Colorado and beyond
- Potential uses: daycare, assisted living, school, gym/health club, convenience store, recreation

**ABOUT THE
ERIE MARKET**

LEARN MORE ABOUT THIS PROPERTY
[MarketRealEstate.com](https://www.MarketRealEstate.com)



**LAND DEVELOPMENT OPPORTUNITY
IN THE HEART OF ERIE, CO**

HEIDI SCHAMBER

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ANNIE LARNER

303 444 1344

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ERIE, CO 80516



ERIE FOUR
CORNERS



8.275
VPD



ERIE DEMOGRAPHICS (within 2 Miles)

AVG HOUSEHOLD INCOME
\$164,162

MEDIAN HOME VALUE
\$710,602

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