

# CORNER NEIGHBORHOOD RETAIL/COMMERCIAL PADS WITHIN THE NEW GRANDVIEW SUBDIVISION DEVELOPMENT

## FOR SALE

NWC OF GRAND VIEW BLVD &  
HOLLY STREET (CR 15)  
DACONO, CO 80647



5-MILE AVG.  
HOUSEHOLD  
INCOMES OVER  
\$150,000

GRANDVIEW  
SUBDIVISION  
406  
Residential Lots  
(platting stages)

1.978± ACRE  
RETAIL/COMMERCIAL  
PADS AVAILABLE

4,870± Projected VPD

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# PROPERTY OVERVIEW

## GRANDVIEW SUBDIVISION 406 **SITE** Future Residential Lots

### Site Overview

Neighborhood retail/commercial pads available within the upcoming Grandview development, which will feature 406 single-family lots. Location provides quick access to Highway 52, Interstate 25, and to the towns of Frederick and Firestone which are all rapidly growing communities. This is great opportunity to serve an underserved market with exceptional opportunities for commercial growth. Ideal uses for site include: restaurants, laundry and dry cleaning establishments, office, personal services, retail businesses and more.

|                    |                    |
|--------------------|--------------------|
| <b>SALE PRICE:</b> | See Page 3         |
| <b>ACRES:</b>      | Up to 1.978± Acres |
| <b>COUNTY:</b>     | Weld               |
| <b>MILL LEVY:</b>  | 115.159            |

### Opportunity Highlights

#### PROPERTY HIGHLIGHTS

- Prominent visibility at corner of Grand View Blvd and Holly Street (CR 15)
- 5-Mile avg. household incomes over \$150,000
- Located within close proximity to Frederick, Firestone and north Denver
- Approximately 7 minute drive to and from Interstate 25

#### ZONING

- Currently zoned C- 1 Commercial District. The intent is to rezone the property to Planned Unit Development (PUD) for the mixed-use neighborhood.
- Land Use and Development Code: [Click Here](#)

#### DEVELOPMENT FEES

- Town of Dacono Fee Schedule: [Click Here](#)

#### UTILITIES

- Electric Provider: United Power
- Gas Provider: Black Hills Energy
- Water Provider: City of Dacono
- Sanitary Sewer Provider: South St. Vrain Sanitation

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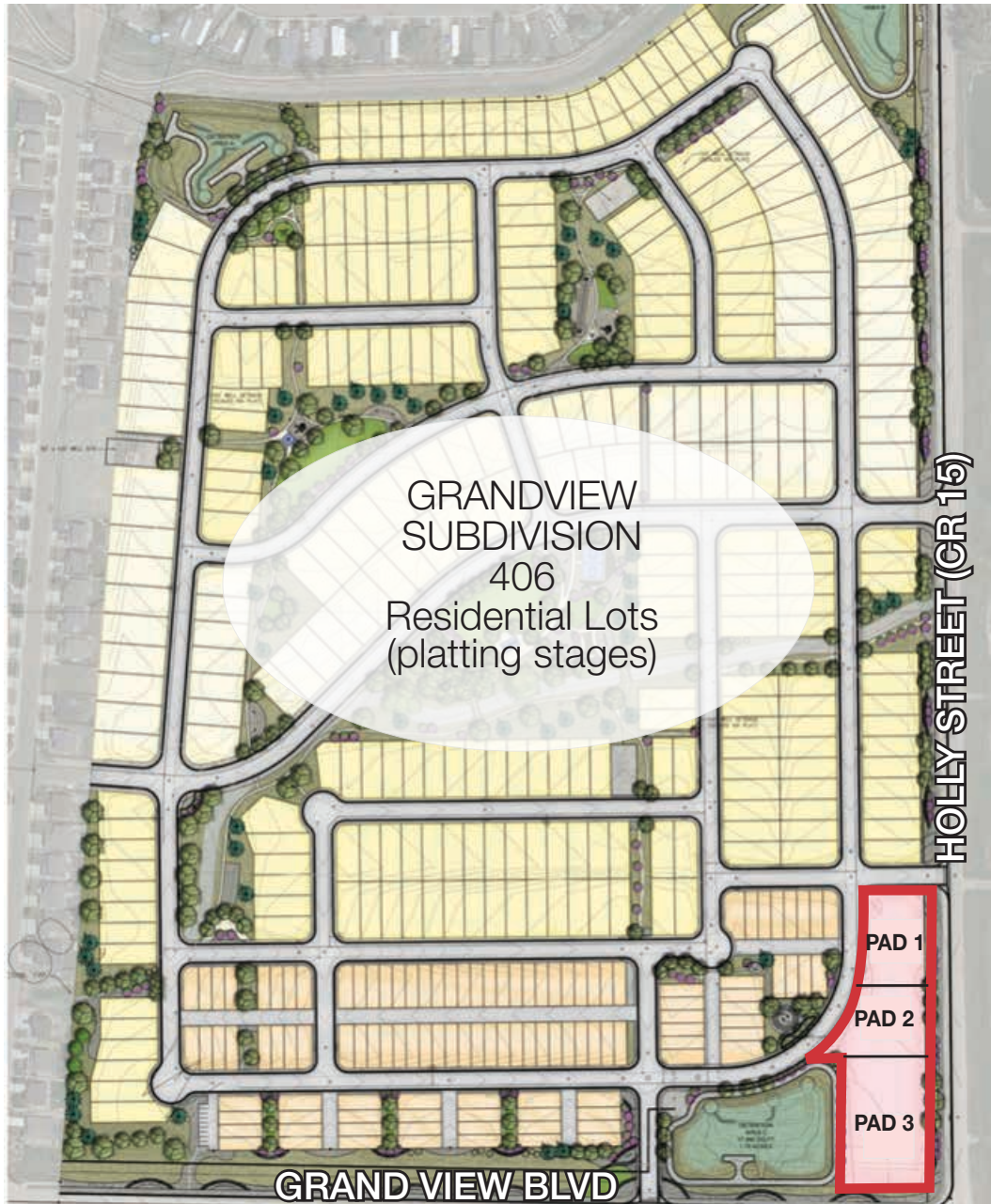
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## SITE PLAN & PAD PRICING



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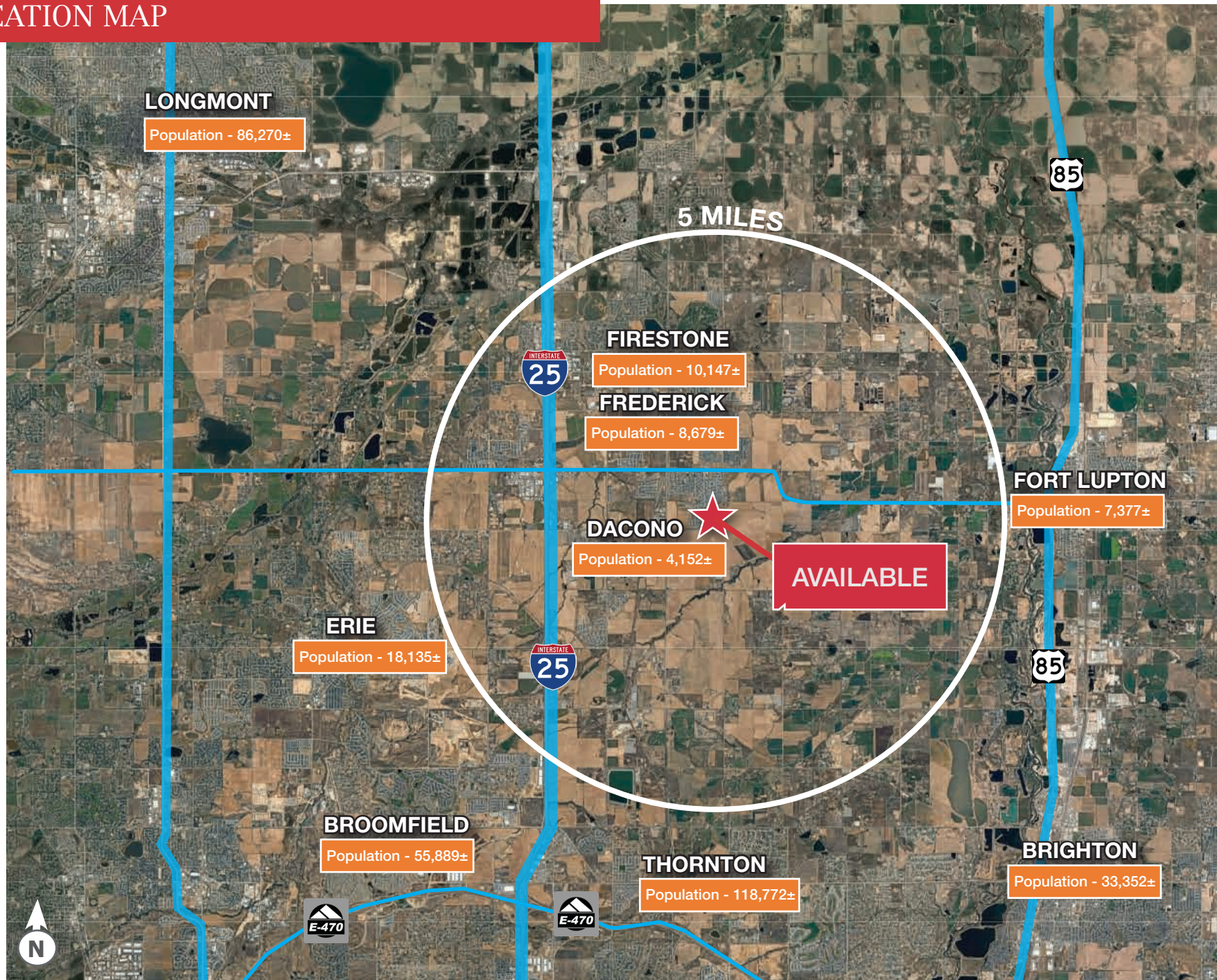
## NEIGHBORHOOD RAIL/COMMERCIAL PADS AVAILABLE

### AVAILABILITY & PRICING

|              |   |
|--------------|---|
| <b>PAD 1</b> | 0.499± Acres (21,739 SF)<br>\$6.00 / SF<br>(\$130,434.00) |
| <b>PAD 2</b> | 0.464± Acres (20,206 SF)<br>\$6.00 / SF<br>(\$121,236.00) |
| <b>PAD 3</b> | 1.015± Acres (44,203 SF)<br>\$8.00 / SF<br>(\$353,624.00) |



# LOCATION MAP



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## DEMOGRAPHICS & LOCATION INFORMATION

### DEMOGRAPHIC SUMMARY

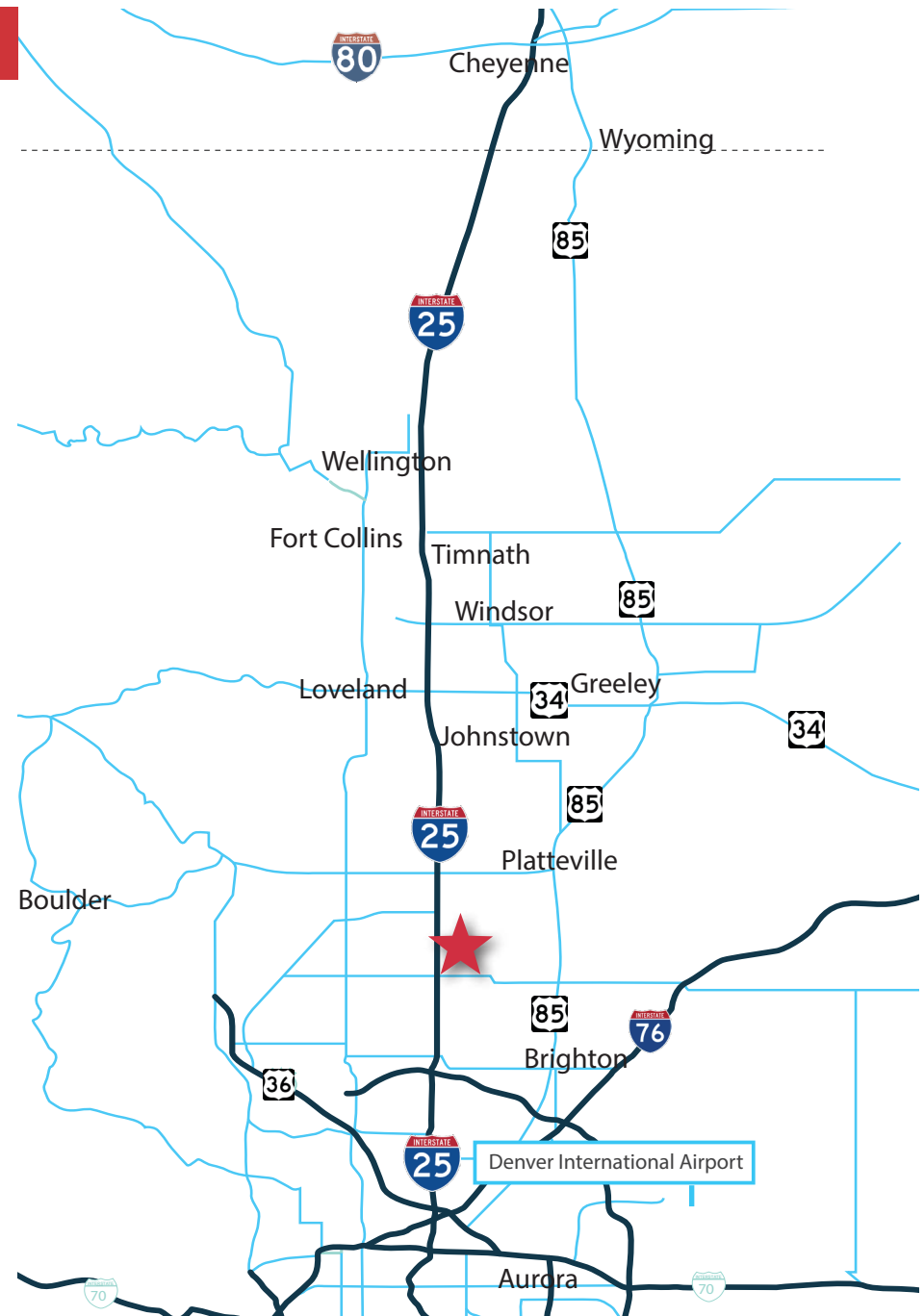
|                           | 5 miles   | 10 miles  | 15 miles  |
|---------------------------|-----------|-----------|-----------|
| Population 2024           | 29,941    | 220,706   | 704,665   |
| Estimated Population 2029 | 33,947    | 233,837   | 735,270   |
| Daytime Employment        | 10,747    | 73,119    | 284,012   |
| Avg Household Income      | \$151,021 | \$167,758 | \$147,438 |
| Median Age                | 36.8      | 38.0      | 37.7      |

Source: ESRI April 2025

State demographer predicts that Weld County will reach 610,566 in population by 2050

Dacono offers a strategic location that is centrally located with easy access to major destinations and amenities in the region:

- 10 miles north of Denver
- 44 miles south of Fort Collins
- 28 miles northwest of Denver International Airport (DIA)
- 21 miles northeast of Boulder



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