

DEVELOPMENT LAND  
**FOR SALE**  
Old Laramie Trail - Lot 1  
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 expansive piece of land offers ample space, making it ideal for a variety of uses including retail, office, hospitality, and mixed-use developments.

Situated in a serene and picturesque location, the property provides endless possibilities for those looking to invest in a versatile and valuable piece of land. Start envisioning the potential this unique acreage holds!

<b>Sale Price</b>	<del>\$5,500,000 (\$15/SF)</del> <b>\$4,500,00 (\$12.26/SF)</b>
<b>Site Size</b>	8.425 Acres
<b>Zoning</b>	C1 - PUD City of Lafayette

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FOR  
MORE  
INFORMATION

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High Visibility



Zoning Allows Many Uses



Highway Access

**Colorado  
Group**

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## PROPERTY PHOTOS



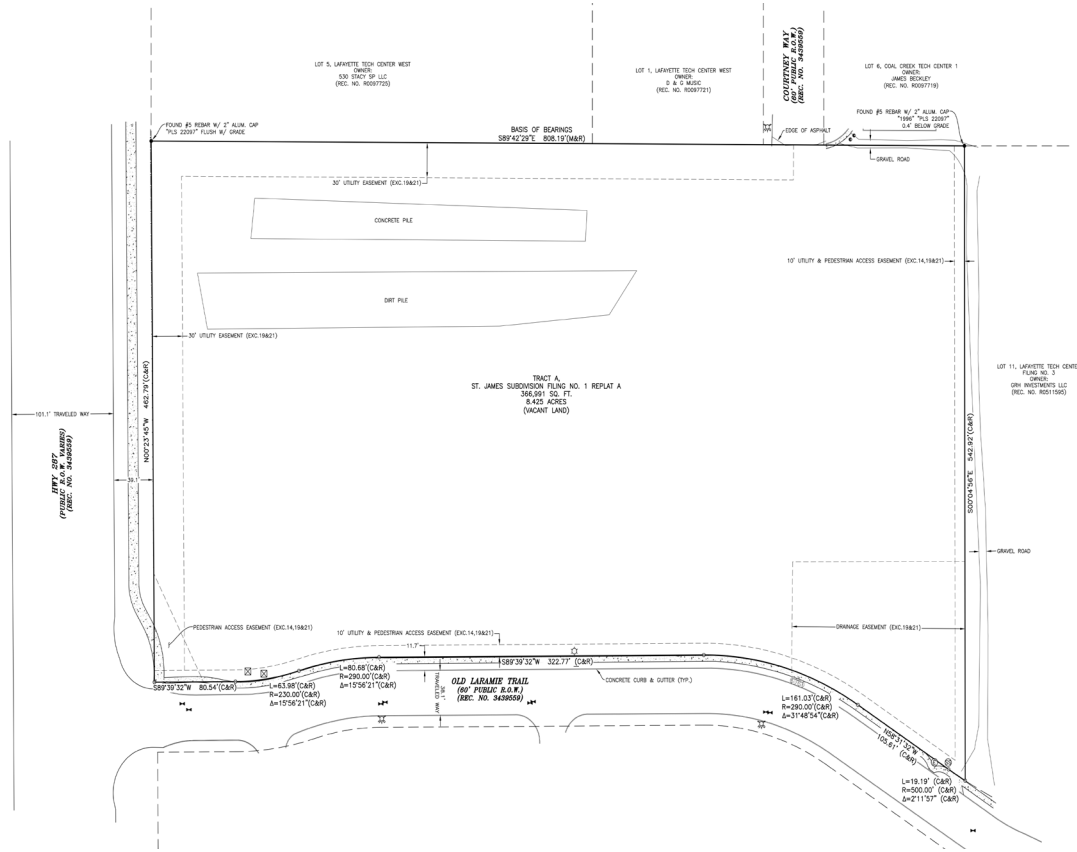
For a complete disclaimer, please see page one of this brochure.

# DEVELOPMENT LAND FOR SALE

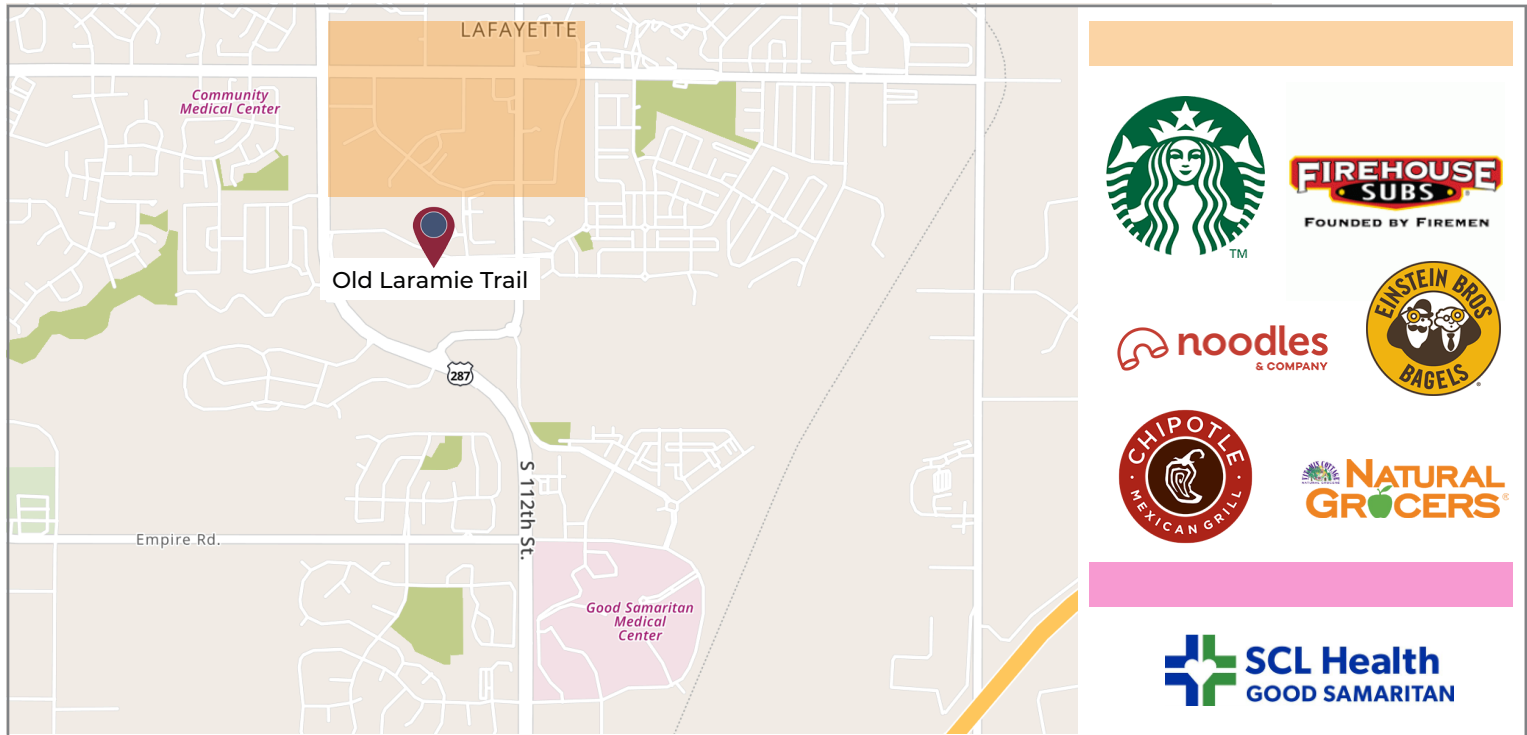
## Old Laramie Tr. Lot 1 - Lafayette, CO 80026



### PROPERTY SURVEY



### PROPERTY LOCATION



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