



# BOULDER DEVELOPMENT LAND FOR SALE

4893 Broadway, Boulder, CO 80301 +  
4897 Broadway, Boulder, CO 80301

Prime location in North Boulder with easy access to HWY 36 and Broadway. High traffic counts and strong demographics.

Zoning-Transitional business areas, which generally buffer a residential area from a major street and are primarily used for commercial and complementary residential uses, including, without limitation, temporary lodging and office uses. Buyer to verify permitted uses of duplexes, efficiency living units, townhomes, community services, school, religious assembly, restaurant, medical office, R&D, office(use standards apply), art studio, convenience retail, media production personal service use.

## PROPERTY OVERVIEW

AVAILABLE SF	42,819 SF
SITE SIZE	4893 Broadway: .49 Acres 4897 Broadway: .50 Acres
SALE PRICE	\$2,500,000
AVAILABLE	Immediately
TAXES	4893 Broadway: \$20,539 4897 Broadway: \$22,761
ZONING	BT-2

## FOR MORE INFORMATION:



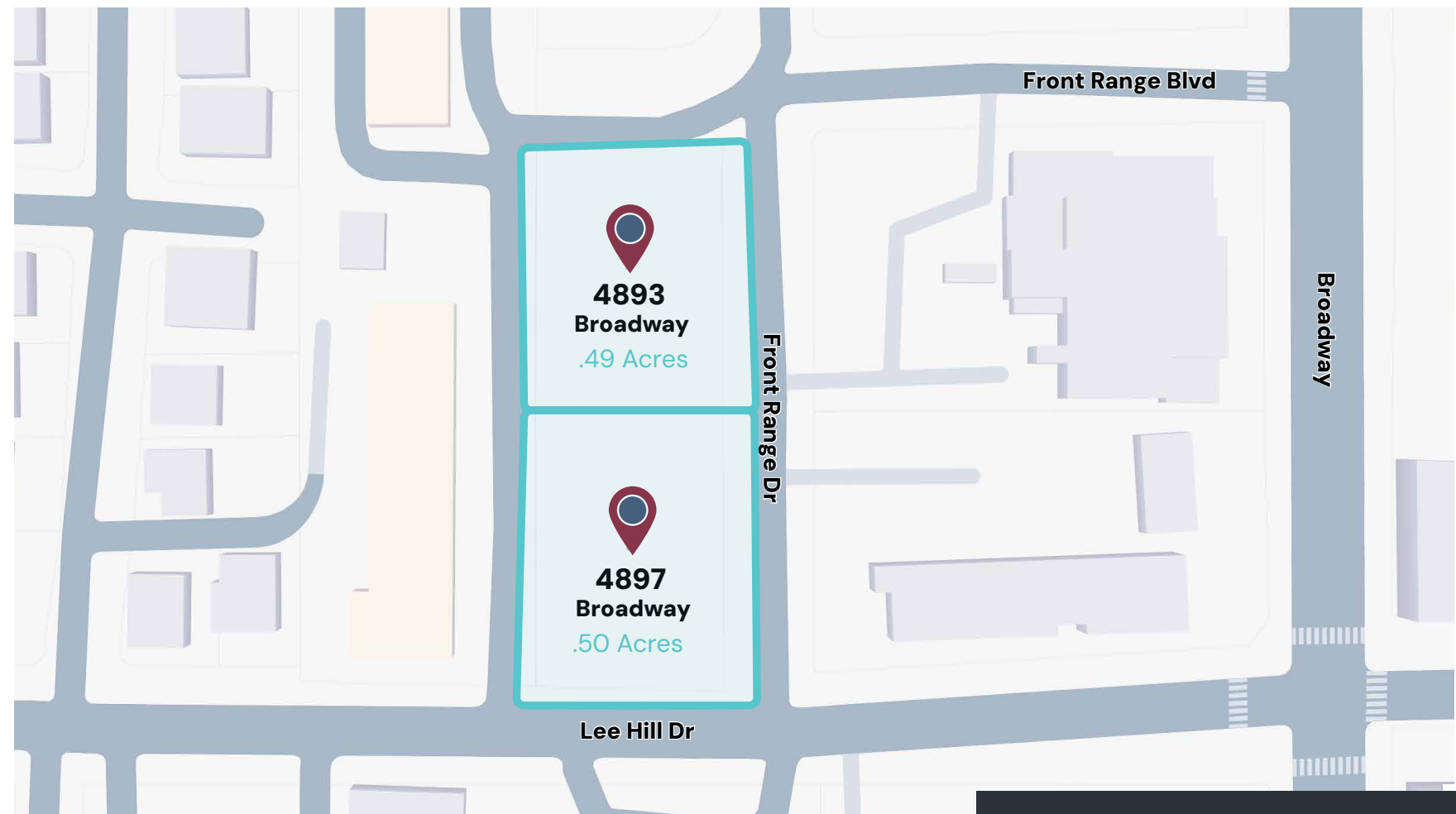
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SITE AREA



TRAFFIC COUNT

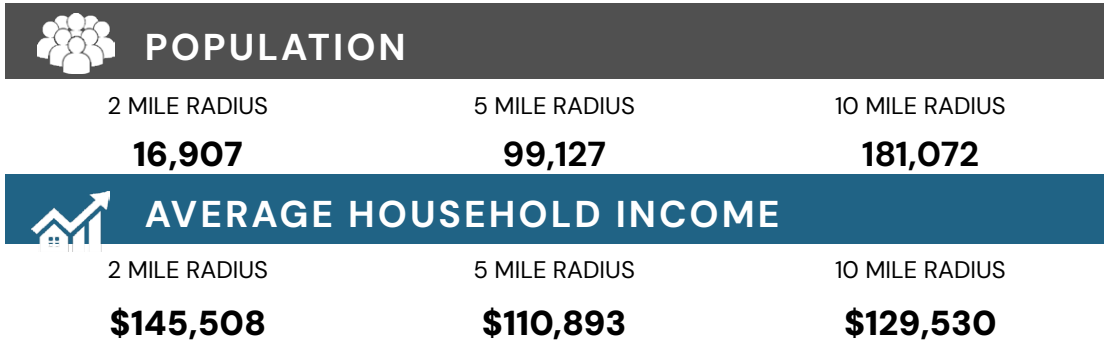
COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME
Lee Hill Dr	Broadway St W	5,755
Lee Hill Dr	10th St W	7,390
Broadway	Forest Ave N	24,844



PROPERTY LOCATION



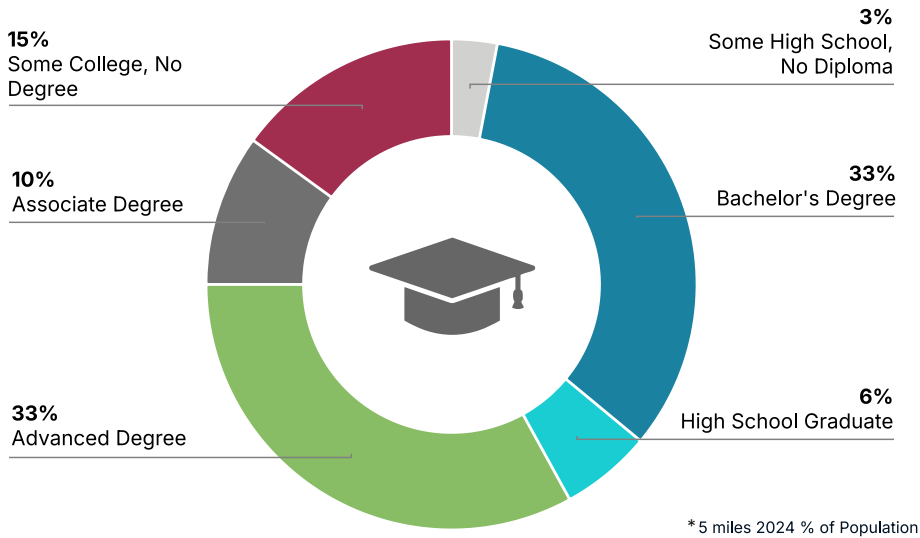
DEMOGRAPHICS



**Boulder, Colorado** offers a unique blend of economic vitality, intellectual capital, and exceptional quality of life, making it one of Colorado’s most attractive and resilient markets.

Boulder is a dynamic and highly educated community consistently ranked among the most desirable places to live in the U.S. Home to the University of Colorado Boulder, the city benefits from a strong academic, research, and innovation ecosystem that supports technology, bioscience, aerospace, and clean energy industries. The population is characterized by high household incomes, an active and health-conscious lifestyle, and a well-educated workforce, making Boulder an attractive market for businesses seeking talent and long-term growth.

EDUCATION\*



HOUSEHOLDS

