

Join Boulder County's Newest Indoor Sports/Outdoor Soccer Facility

COUNTY LINE ROAD

BONNELL AVE

BUILD-TO-SUIT PAD SITES  
OFFICE / RETAIL / FLEX

**FOR SALE**

SEC COUNTY LINE ROAD  
& BONNELL AVENUE  
ERIE, CO 80516

## PROPERTY HIGHLIGHTS

This 13-acre site sits at the intersection of South East County Line Road and Bonnell Avenue in Erie, Colorado. Located just 2 miles south of Downtown Erie, the lot is the natural next step in Erie's explosive development. A brand-new indoor sports facility and three accompanying outdoor fields lay at the center of the development. The remaining are pads ideal for restaurants and other supportive recreational retail. Zoning allows for light industrial and commercial uses. Erie is conveniently situated between northern Colorado's foremost economic and population centers. With a projected annual growth of 4.6% by 2023 and strong support for corporate and retail business partners, Erie is a leading destination for businesses and residents.

Acreage	.85 - 13 Acres
Sale Price	\$20 - \$23/SF
Location	County Line Road Frontage
Pad Sites	Finished w/utility delivered to site
Zoning	L-I

Horizontal Infrastructure Completed Est: **Q3 2025**

Colorado  
Group

FOR MORE INFORMATION

### Scott Crabtree

MBA LEED®AP  
Senior Commercial Broker  
303.449.2131 ext 125  
crabtree@coloradogroup.com

### Liz Amaro

Commercial Broker Associate  
303.449.2131 ext 136  
liz@coloradogroup.com



Near Bike Path



Central  
Location



Near Restaurants



Near Parks



Near Shopping



Near Soccer Fields

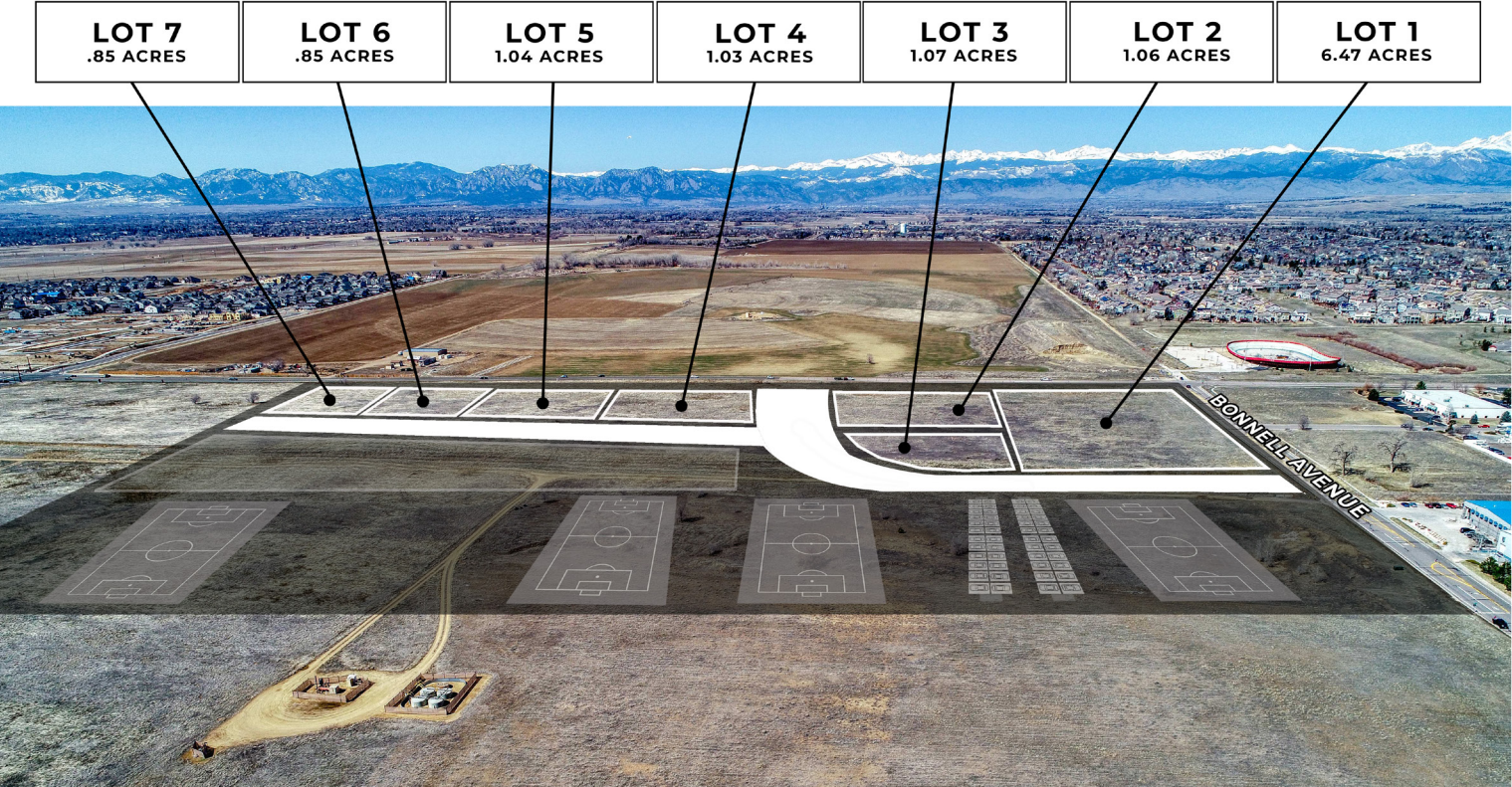


# LAND FOR SALE

SEC County Line Rd. Erie, CO 80516



## PROPERTY SITE PLAN



## PRICING CHART

AREA	LOT SF	ACREAGE	PRICE RECOMMENDATION	TOTAL PRICE
Lot 1	281,958	6.47	\$20/SF	\$5,639,160
Lot 2	46,127	1.06	\$23/SF	\$1,060,921
Lot 3	46,462	1.07	\$23/SF	\$882,778
Lot 4	45,045	1.03	\$23/SF	\$1,036,035
Lot 5	45,286	1.04	\$23/SF	\$951,006
Lot 6	37,094	.85	\$23/SF	\$778,974
Lot 7	37,913	.85	\$23/SF	\$871,999

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

# LAND FOR SALE

## SEC County Line Rd. Erie, CO 80516

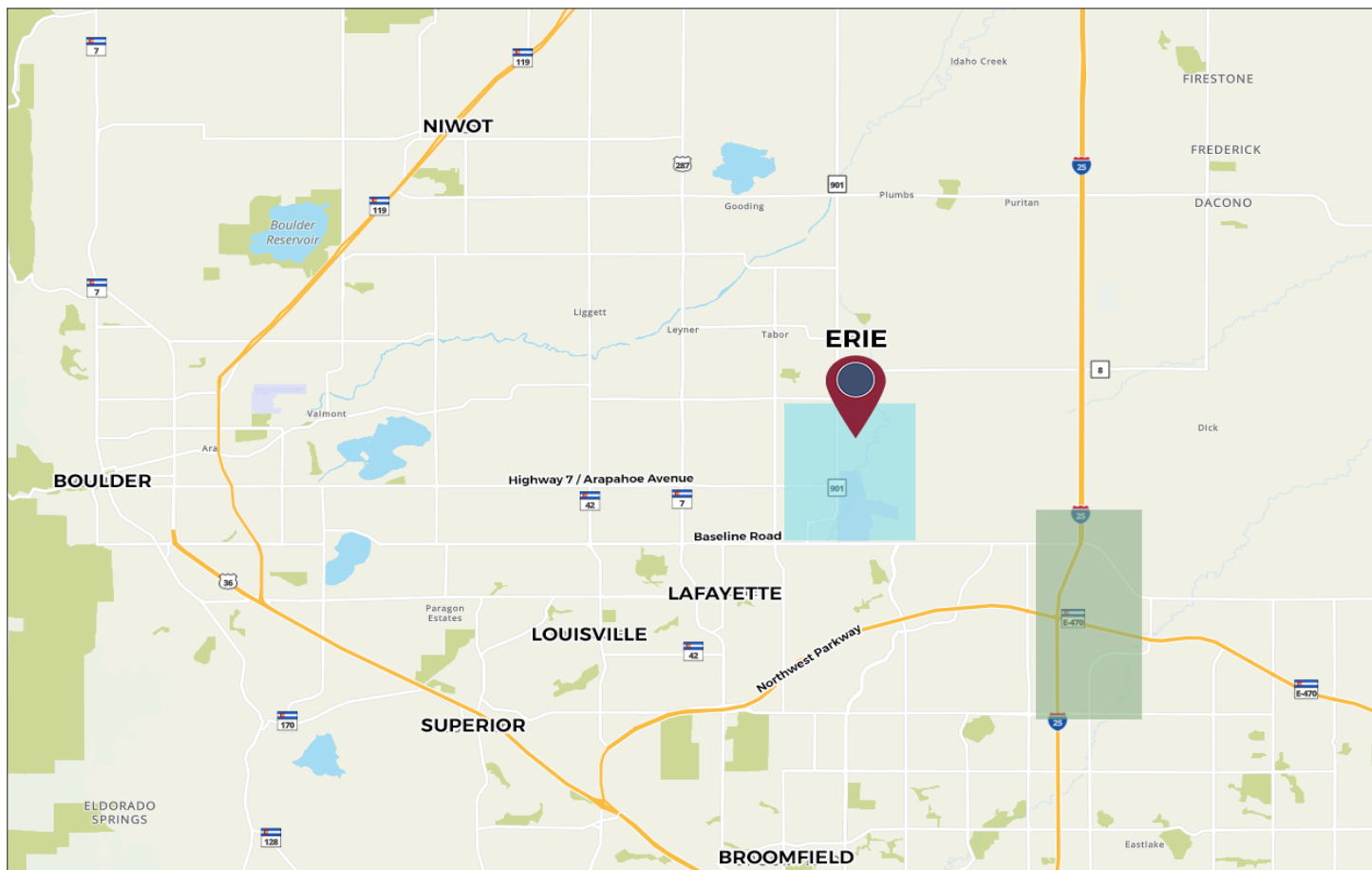


### AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	6,428	40,677	79,170
Households	2,409	15,489	30,478
Average Household Income	\$160,243	\$149,812	\$143,089

Erie, Colorado, a Statutory Town in Weld and Boulder counties, is home to nearly 80,000 residents. Located near Denver and Boulder, it offers a small-town feel with access to major business hubs. Erie values conservation of its natural environment and open spaces, enhancing its appeal. The town has seen a recent housing boom, attracting residents with its strong local economy, excellent schools, and picturesque landscapes.

### PROPERTY LOCATION



erie

Family Health Centers

ERIE

COMMUNITY CENTER

THE RUSTY MELON

NEIGHBORHOOD FOOD & SPIRITS

ACRAGE

PARKDALE

Walgreens

Bowhaus

Daycare & Boarding

THE DUGOUT

ERIE CO 2016

THE HANDLERBAR FACTORY

ERIE CO • ANNO

Great Bark Dog Park

CRISTOS

COFFEE • CO

COMPASS

Town of Erie

COSTCO

WHOLESALE

Famous Dave's

Legendary Pit Bar-B-Que

DULUTH

TRADING CO

TOPGOLF

THE HOME DEPOT