

**RE/MAX®**

**10826 N. 75th Street Longmont CO 80503**

**\$1,360,750    4.85 Acres    5,500 Sq. Ft.    Irrigation Water**

Investment Potential for Government Expansion

Each Office Independently Owned and Operated. All Information Deemed Reliable But Not Guaranteed.

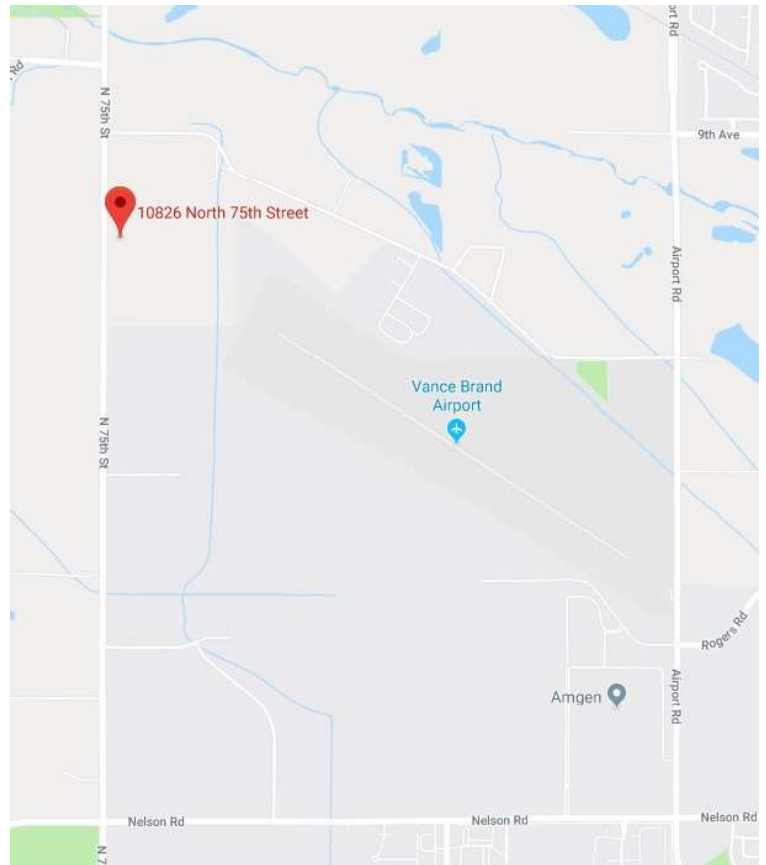


Western Property View

**RE/MAX**



Southwestern Property View



Located North of Nelson Road on N. 75th



Northeast Property View

This property lies within the "2010 Vance Brand Airport Master Plan as Future Property to be acquired". \*Master Plan Report with City of Longmont

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Amazing Foothills & Plains Views

## Views Galore

This amazing property has extensive potential and is currently zoned agricultural. This property currently includes a 5,500+/- sq ft home all on a beautiful 4.85+/- acre parcel that has lush fields. This property also includes 2 Shares of Davis and Downing Ditch irrigation water, that allows for early water for irrigation. This location is private with easy access to both Boulder and Longmont and the views of the foothills and the plains are amazing!

The property on N. 75th has potential for future Government Airport expansion as per the City of Longmont 2010 Master Plan. "The Federal Aviation Administration (FAA) defines a Master Plan as, "a comprehensive study of the airport and typically describes short, medium, and long-term plans for airport development."

The subject property currently has a protected airspace above it with an active aviation easement recorded on the property and the 2010 Master Plan also states that upon expansion this parcel lies within Future Property that is designated as property to be acquired. This acquisition is not a guarantee but would be required for airport expansion.

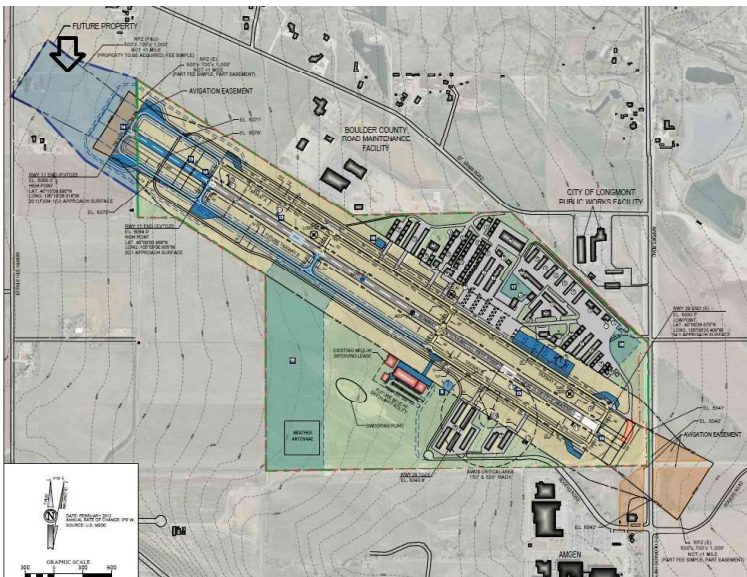
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Longmont, CO 80503  
\$1,360,750



4.85 Acres with a 5,500 Sq. Ft. home



2010 Master Plan - Airport Layout Plan



Domestic Well



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