



PALISADE PARK

Land Opportunity



NEWMARK

DEVELOPED BY:



Broomfield
Open Space



PALISADE PARK

NWC OF HWY 7 & I-25, BROOMFIELD, COLORADO

Total Acreage

24.26 Acres

Uses

Commercial/Flex Industrial/Retail parcels available.

Zoning PUD mixed use

Access

Huron Street and Spinnaker Way

Parcels

5 acres to 24.26 acres - Can be subdivided

Sale Price

TBD

Location

West of I-25 and North of Highway 7

Broomfield, Colorado

Palisade Park| I-25 Property Description

The Palisade Park I-25 project site is located within the quickly growing area of northeast Broomfield near the intersection of I-25 and SH7. The project has 1/2 mile of frontage on I-25 with 95,000 daily trips by the site. The areas to the east, south, and southwest of Palisade Park I-25 are in various stages of development. At build-out, the area will be a significant housing and employment center for Broomfield. This parcel represents one of the very few zoned industrial flex properties in the area. Directly south of the subject site is proposed Ikea. West of the Palisade-Park I-25 parcel is Broomfield County land, comprised of residential development. North of the Palisade-Park I-25 site is an approximately 140-acre parcel that is designated as open space-park.

Access from the south is via Huron Street, a planned six-lane arterial. This road forms the western boundary of the site and will connect southward to the New Huron alignment. Access from the North is Weld County Road 4 which connects to both Huron Street and Weld County Road 4. The property is nestled between new Industrial buildings fronting I-25 and new town homes fronting Huron Street.

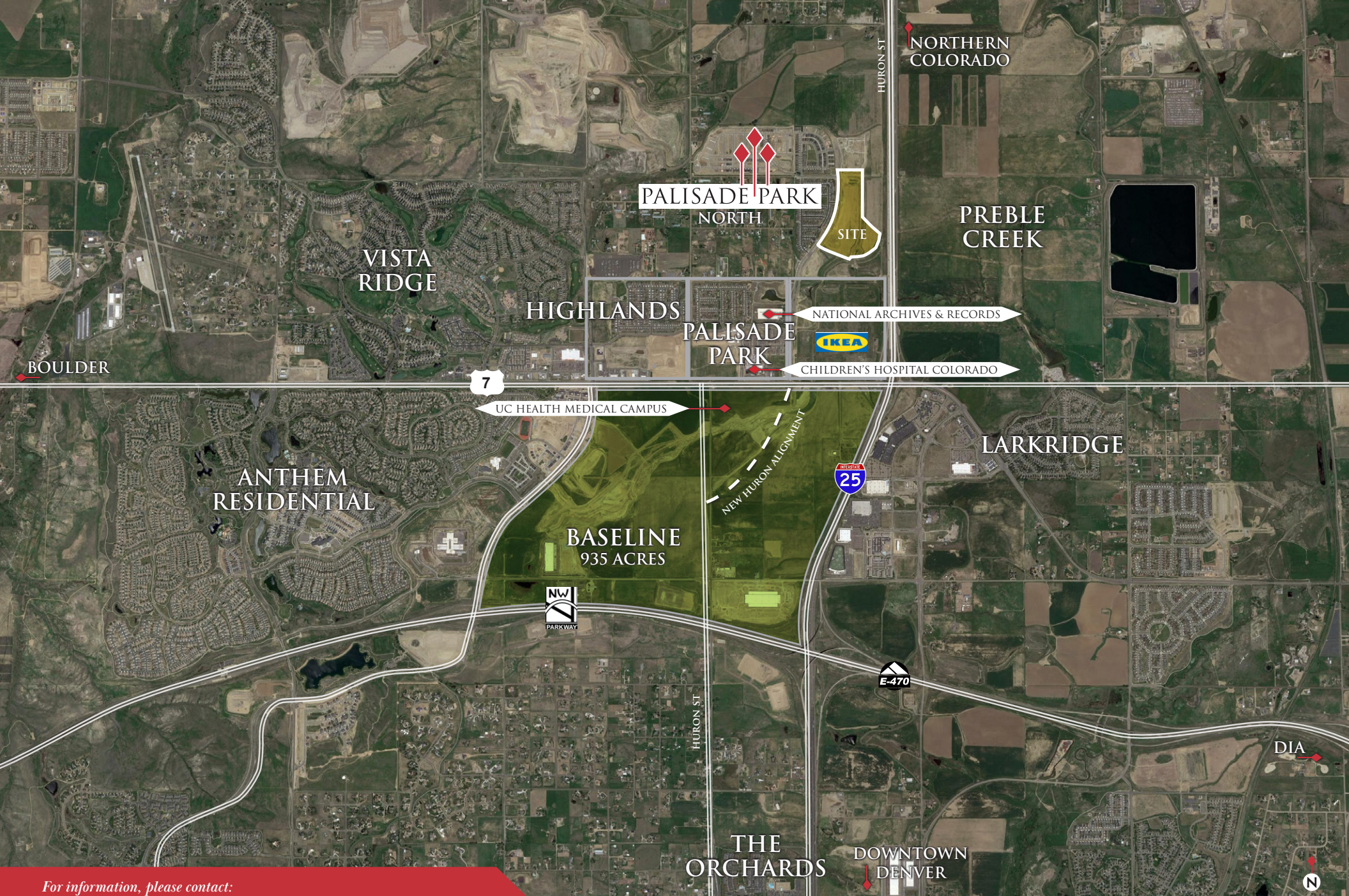


NEARBY COMMERCIAL AND RETAIL DEVELOPMENTS INCLUDE:

- Anthem
- Palisade Park
- Northlands
- Baseline
- Children's Hospital North Campus
- National Archives

RESIDENTIAL DEVELOPMENT IN THE PROJECT VICINITY WILL BE LOCATED WITHIN:

- Palisade Park
- Highlands
- Anthem
- Vista Ridge
- Baseline



For information, please contact:

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NEWMARK

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