

LAND FOR SALE  
\$375,000

0.4 ACRES

1323  
W BASELINE RD

L A F A Y E T T E | C O

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CBRE



**LOCATION**

1323 West Baseline Road,  
Lafayette, CO 80026 (Boulder County)



**SIZE**

Approximately 0.41  
acres (~17,934 sq ft)



**PRICE**

\$375,000



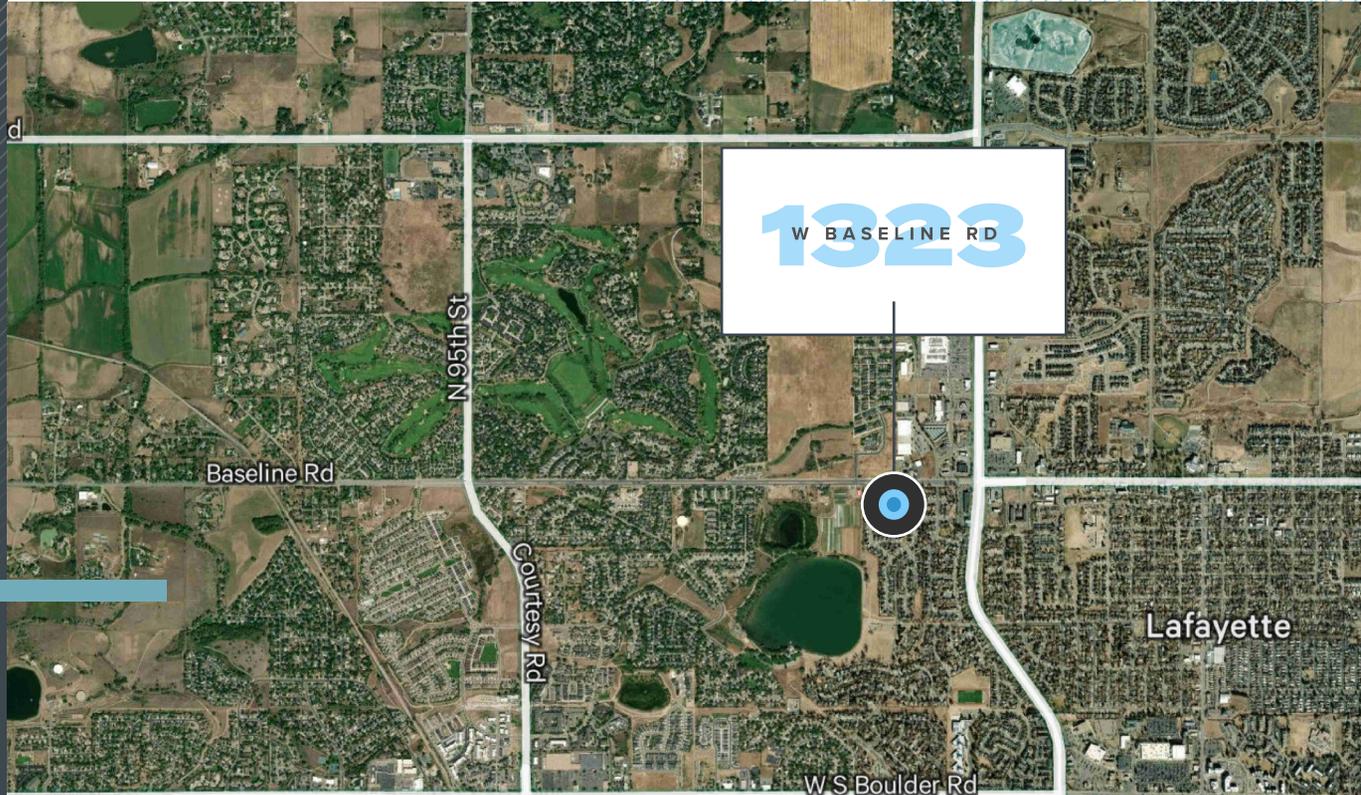
**SEIZE YOUR FUTURE: PRIME  
DEVELOPMENT OPPORTUNITY  
IN LAFAYETTE, CO!**

Presenting an exceptional commercial land parcel at 1323 West Baseline Road, Lafayette, Colorado 80026, a highly sought-after location in Boulder County. This dynamic property offers an unparalleled chance to build your vision in a thriving community, perfectly positioned for growth and success.

## UNLEASH YOUR PROJECT'S POTENTIAL

This remarkable site is not just land; it's a launchpad for diverse and lucrative ventures.

*ITS STRATEGIC ADVANTAGES ARE DESIGNED TO ACCELERATE YOUR DEVELOPMENT AND MAXIMIZE RETURNS:*



### FLEXIBLE VISION

Flexibility to construct either a 5,100 sq ft single-story building or an impressive 6,660 sq ft two-story buildings.



### ZONING FOR DIVERSE USES

Benefit from highly versatile M-1 & PUD zoning. Broad spectrum of possibilities including medical facilities, professional/technical offices, restaurants, specialized veterinary services, R&D centers, and much more.



### PREMIER LOCATION

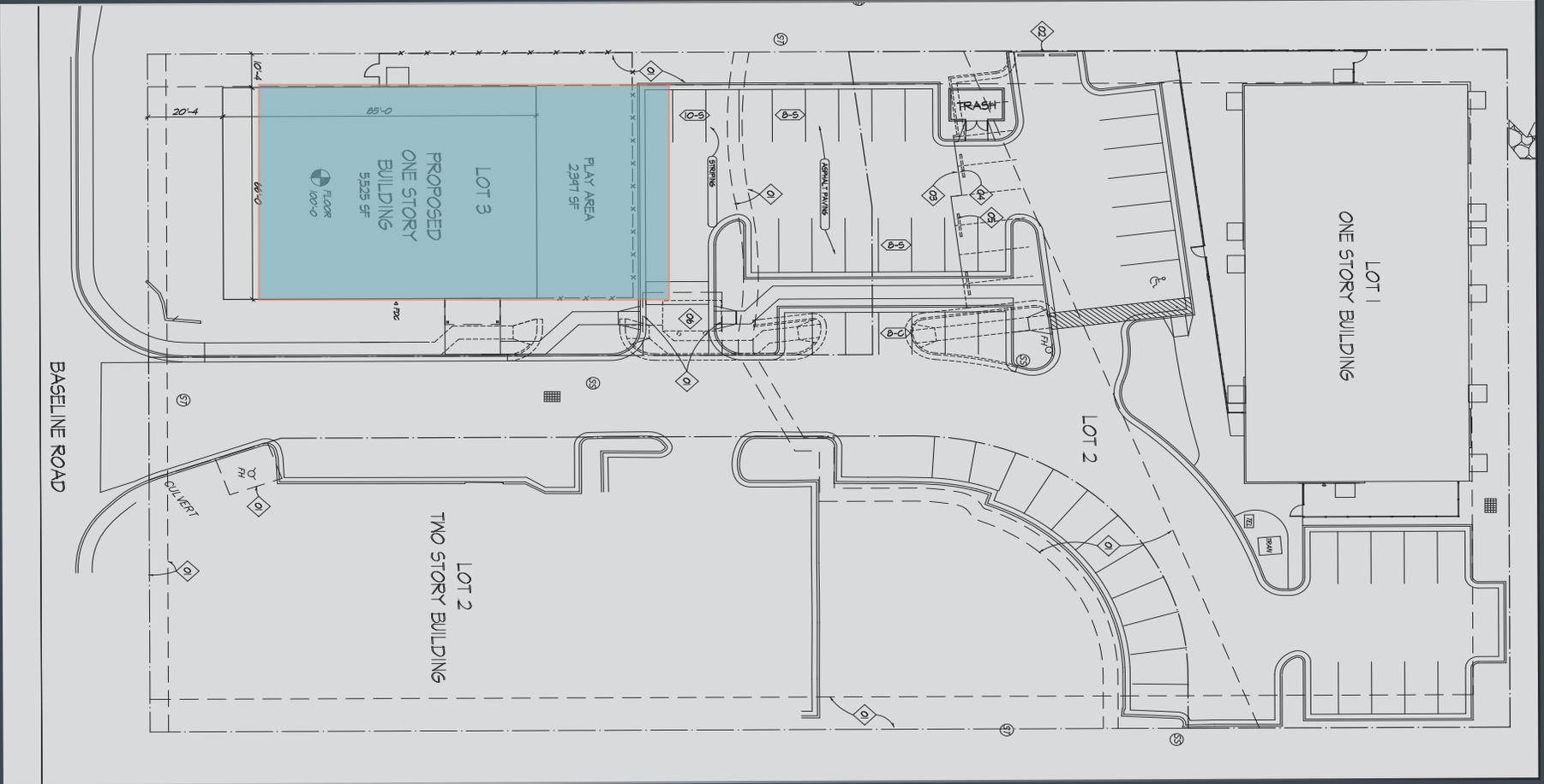
Capitalize on prime frontage and exceptional exposure on Baseline Road, a critical east-west thoroughfare connecting to Boulder, ensuring a steady flow of traffic and unparalleled visibility. Enjoy immediate, convenient access to Hwy 287, amplifying connectivity and reach.



### DEVELOPMENT READY & STREAMLINED

Essential utilities (water, sewer, electricity, gas) already on-site, significantly reducing initial development hurdles and costs. A pre-installed stormwater detention system further streamlines the process.

# PROPOSED BUILDING PLANS



# IN THE PATH OF DEVELOPMENT



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## CONTACT US

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