

6932

NE FRONTAGE ROAD

WELLINGTON, COLORADO 80549



CUSHMAN &
WAKEFIELD



43,168 VPD

PRICE REDUCED

COMMERCIAL RE-DEVELOPMENT OPPORTUNITY FOR SALE

9.253 ACRES

SALE PRICE: ~~\$2,500,000~~ \$2,195,000 (\$5.45/SF)

// PROPERTY FEATURES



ZONED O OPEN (LARIMER COUNTY)
Possible annexation into the town of Wellington (likely C-1 Community Commercial)



TRACT 1: 5.901 ACRES
Current hay crop



TRACT 2: 3.352 ACRES
Previously occupied by Landscaping Business



SUBSTANTIAL I-25 VISIBILITY
1,300+ linear feet of I-25 frontage



IMMEDIATE I-25 ACCESS
With NE Frontage Road infrastructure complete



½ SHARE OF NORTH POUDDRE IRRIGATION STOCK



GRANDFATHERED WELL
Used for lawn irrigation



ACCESS TO UTILITIES
At/or adjacent to the property



TRACT 2



TRACT 1



TRACT 2

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// LOCATION



SUNDANCE AT DAUBERT FARMS
317 Future Residential Units

taco john's Kum & Go Quality Inn & Suites McDonald's TACO BELL

bomgaars

Ridley's FAMILY MARKETS
DOLLAR GENERAL
Ziggis COFFEE

SUBJECT PROPERTY

SADDLEBACK
153 Future Residential Units

COUNTRY LANE FARMS
41 Future Residential Units

SAGE HOMES
441 Residential Units

ANYTIME FITNESS

34 MILES TO CHEYENNE

66 MILES TO DENVER

RONALD REAGAN AVE.



TRACT 1
5.901 ACRES

TRACT 2
3.352 ACRES

INTERSTATE 25

43,168 VPD

CRITTENTON LN.

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