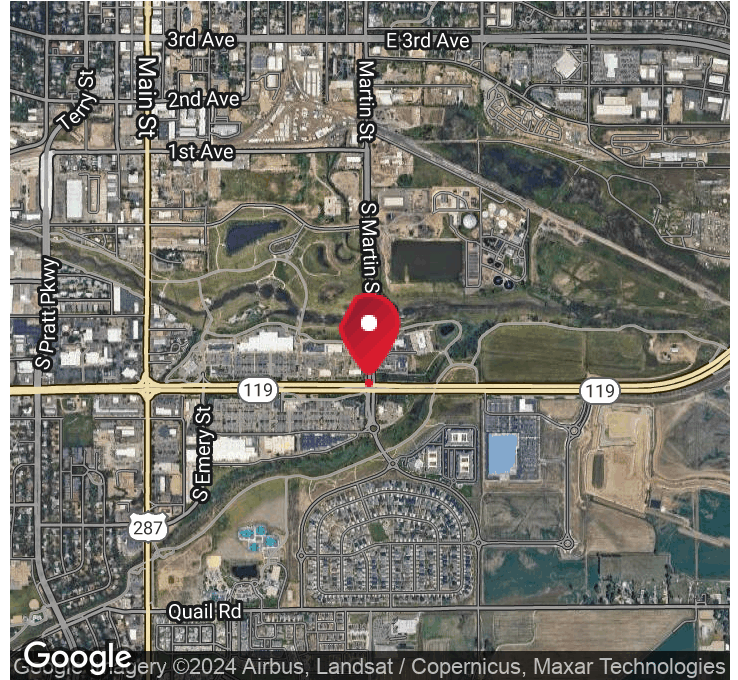


**12192 EAST ROGERS ROAD - NWC OF KEN PRATT BLVD (CO HWY 119) & 3RD AVENUE
LONGMONT, CO 80501**



PROPERTY DESCRIPTION

This is a once in a lifetime opportunity to purchase a 7.64 acre site on the Gateway into Longmont's large Sugar Mill redevelopment site. The historic Sugar Mill was built in 1902 through investments of members of the Longmont community. It is currently in the process of going through redevelopment, and according to the developer, the most recent plan has a boutique hotel, restaurant and retail space, performing arts center and approximately 1,600 multi-family housing units and 600 townhomes. The residential component would all be for sale units ranging from mid-tier affordability to luxury.

The City of Longmont is home to over 100,000 residents with an average household income in 2022 of \$89,720. Some of the employers that call Longmont home include J.M. Smuckers, AGC Biologics, Seagate, FAA, Oskar Blues and Intrado. Longmont also has citywide gigabit fiber optics available to homes and businesses.

This property has all of the City of Longmont's raw water requirements met. Currently, the cash-in-lieu raw water requirement is 3 acre feet per acre at \$48,500 per acre foot.

Don't miss out on this opportunity to be part of the larger vision for the City of Longmont and the Sugar Mill redevelopment site! Please contact the listing brokers for any additional questions.

OFFERING SUMMARY

Sale Price:	\$4,653,080
Price per Square Foot:	\$14.00
Lot Size:	Approximately 7.64 Acres
County:	Boulder
Zoning:	MUE - Mixed Use Employment per the City of Longmont



Ken Kanemoto, CCIM
 Broker Associate
 Cell: 303.589.7770
 Email: Ken@longmontcommercial.com

KEITH KANEMOTO, SIOR
 Broker Associate
 303.772.2222
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RE/MAX ELEVATE

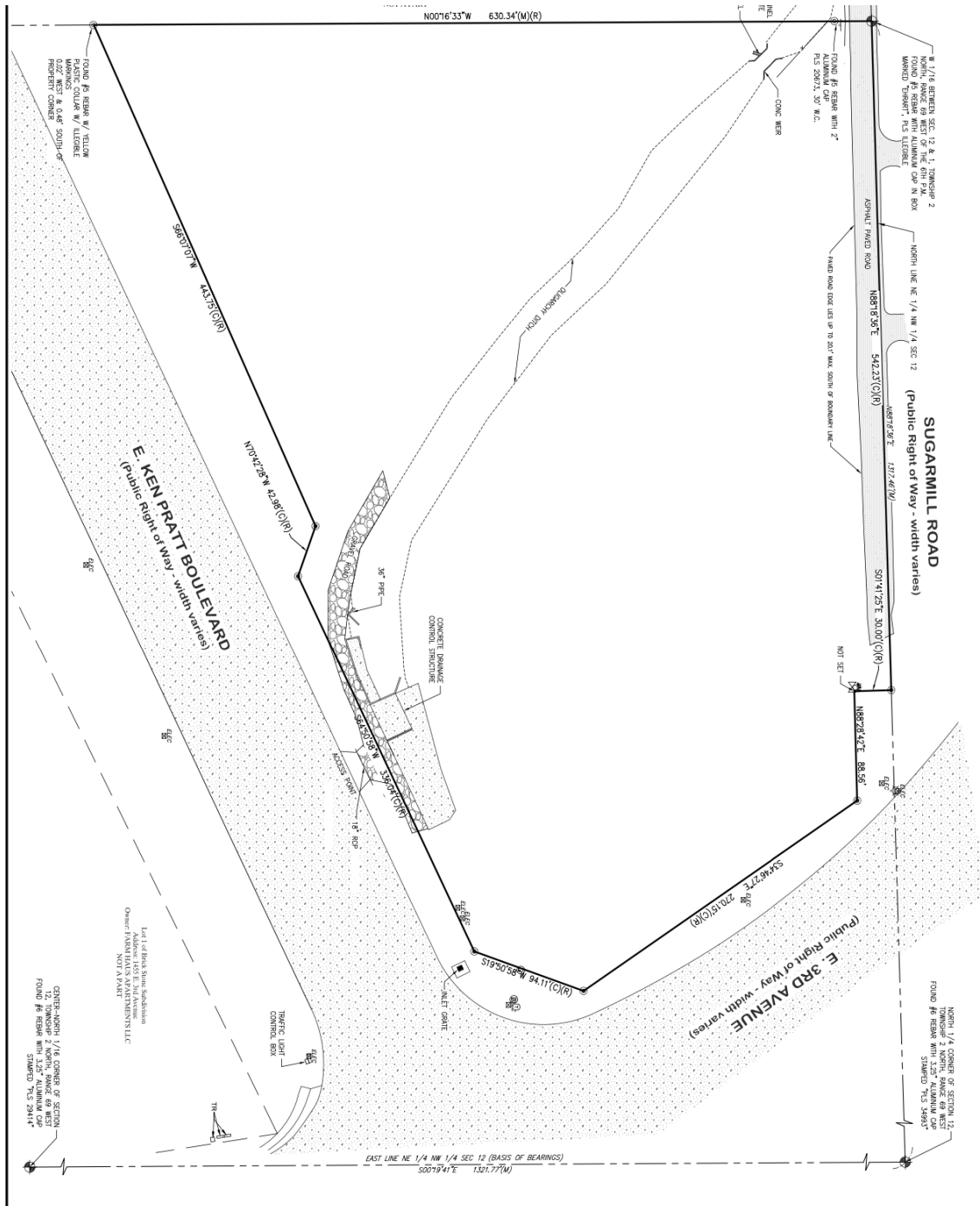
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724 Main Street
 Louisville, CO 80027

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A.L.T.A./N.S.P.S. Land Title Survey
LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO



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