

FLAGLER

16700 CO RD 4.5 - FLAGLER, CO



PROPERTY HIGHLIGHTS

- 83 Acres For Sale at the entrance to Flagler, CO.
- Great access and visibility.
- Property is not in the town of Flagler.

NEARBY RETAILERS



TRAFFIC COUNTS

On I-70 west of Ruffner Ave 15,465 CPD

On I-70 east of Ruffner Ave 15,556 CPD

Source: CDOT 2025

DEMOGRAPHICS	10 MIN	15 MIN	20 MIN
POPULATION	621	991	1,005
AVERAGE HH INCOME	\$69,480	\$69,480	\$73,316
BUSINESSES	27	37	38
EMPLOYEES	136	176	179

Source: Applied Geographic Solutions, 2025 Estimates

WOODY BOYD

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RETAIL BROKERAGE



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