

LAND FOR SALE

2010 HWY 119
LONGMONT, CO 80504



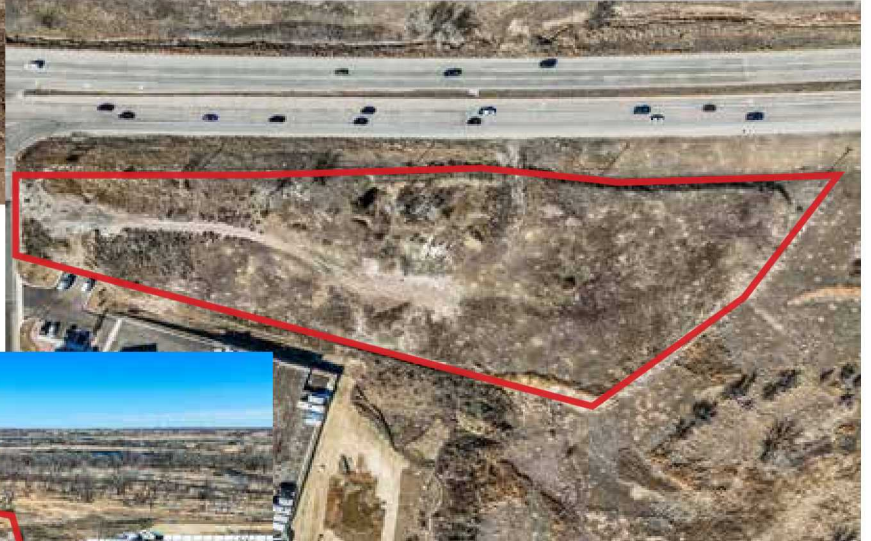
5.3 ACRES LOCATED ON HARD CORNER LESS THAN 2
MILES WEST OF I-25 NEAR LONGMONT

POSSIBLE LIGHT INDUSTRIAL ZONING



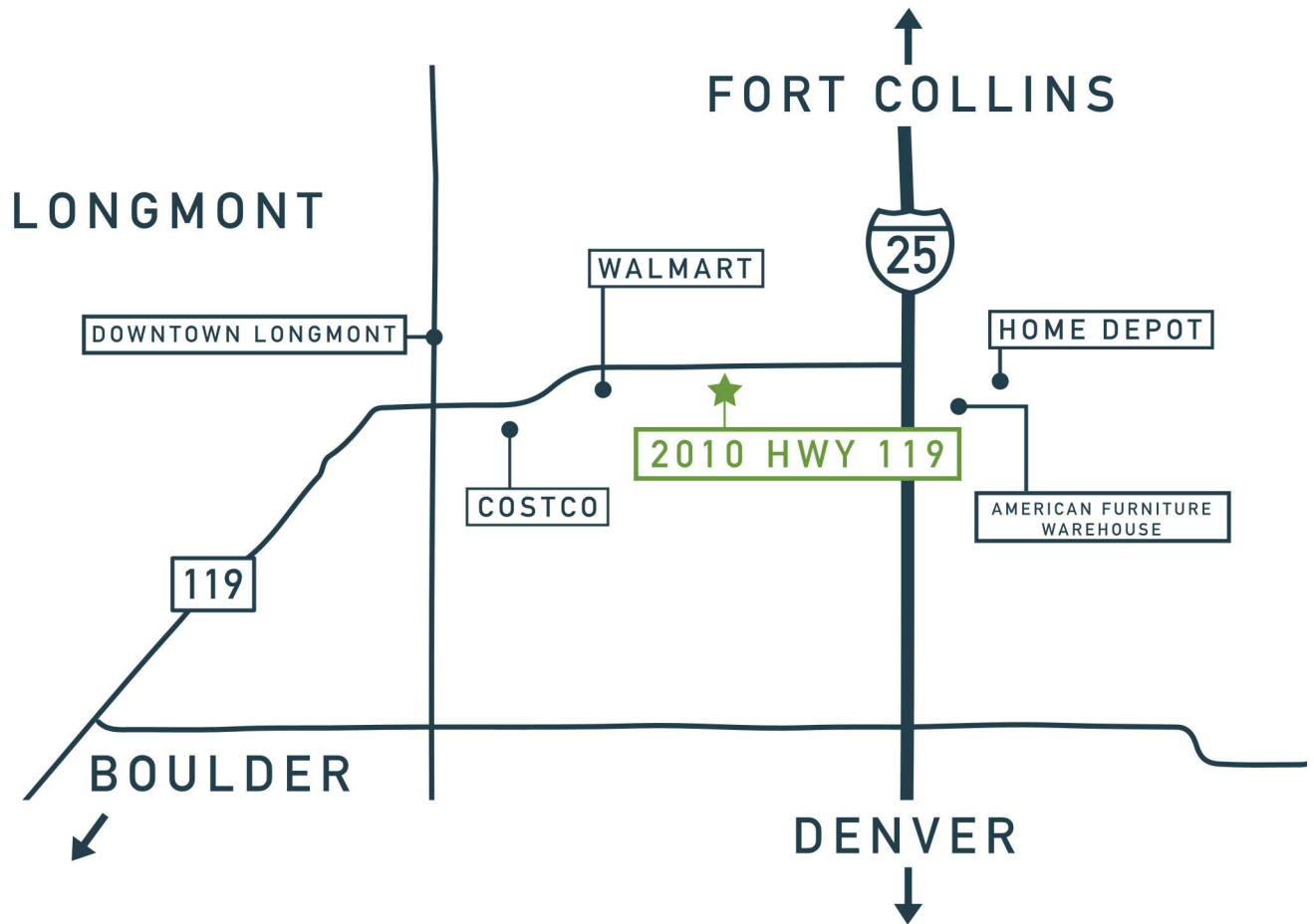
THE PROPERTY

We are pleased to offer an outstanding development opportunity near Longmont, CO on Highway 119. Approximately 35,000 cars per day pass by this site in Unincorporated Weld County with a variety of possible uses. The current owners have confirmed Light Industrial zoning is possible which features potential uses of gas station, retail, office, light industrial, car wash and more.



Property borders are approximate.
Survey is available.

SURROUNDING AREA



This property benefits from sitting at the intersection of Hwy 119 and CR5, less than two miles from I-25, with very easy access to Denver, Longmont and the entire northern Metro Denver area. Highway 119 is the site of great new developments including Costco and Walmart nearby to the west. Come make your project the next commercial project in this expanding corridor.

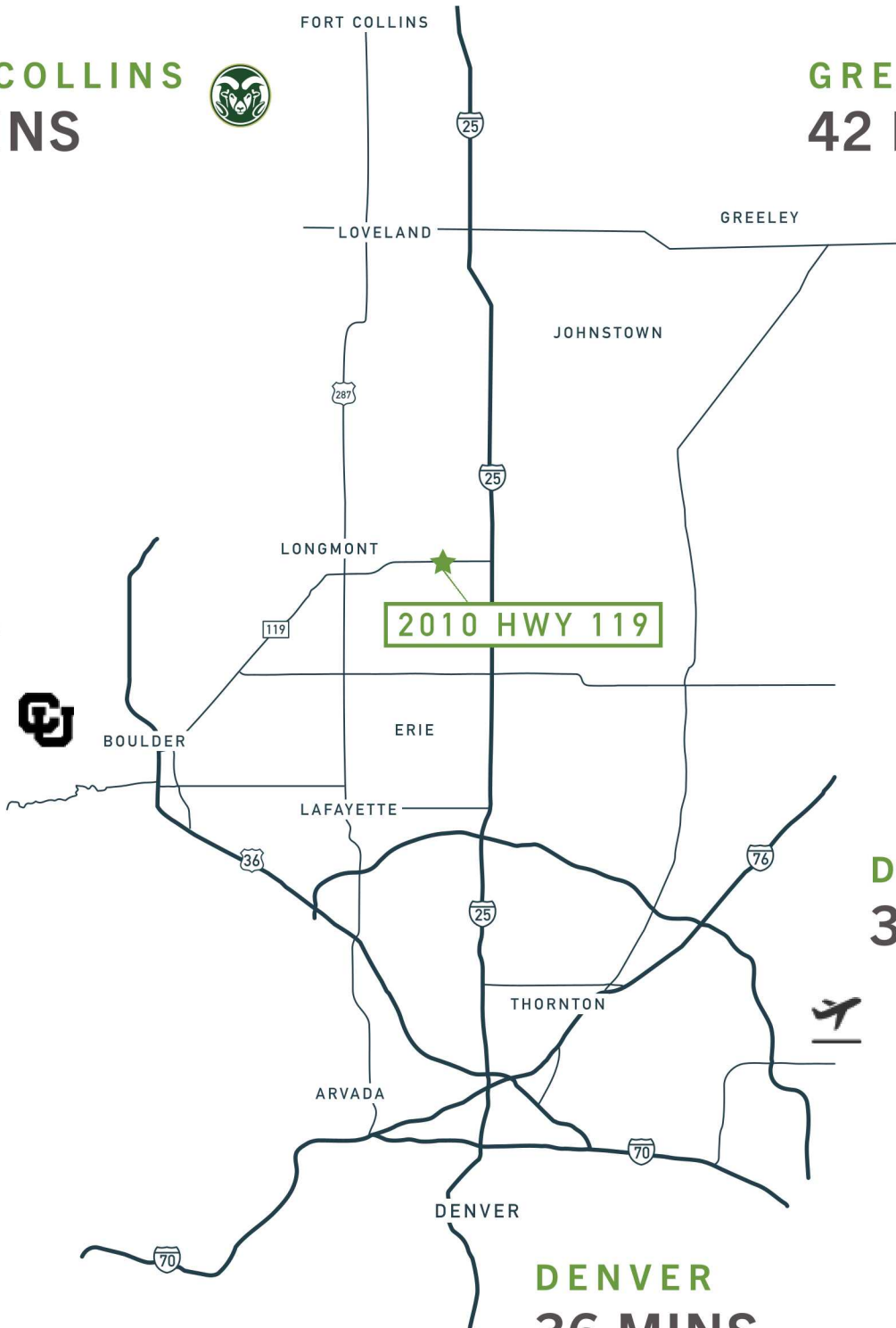
PRIME LOCATION

FORT COLLINS
39 MINS



GREELEY
42 MINS

BOULDER
34 MINS



DIA
37 MINS

DENVER
36 MINS

80504 ZIP CODE STATS

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BOOMTOWN IN
U.S. - 2020

22

BEST MIDSIZE CITY
IN WESTERN U.S.

81%

HOME OWNERSHIP
RATE

TOP PROFESSIONS

EDUCATION & HEALTH CARE
20%

PROFESSIONAL & SCIENTIFIC
16.8%

MANUFACTURING
11.6%

RETAIL
10.1%

MEDIAN INCOME
\$108,819

MEDIAN FAMILY
INCOME
\$130,869

BUSINESSES IN LONGMONT:

MEDTRONIC
IBM

SEAGATE
ADVANCED MICRO DEVICES

CONTACT INFO



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