

PROPERTY INFORMATION

- Lot Sizes:** 1/2 Acres to 1.7 Acres (Approximate)
- ▶ Sites may be combined to create larger parcels or reconfigured to meet specific requirements
- Price:** \$16.00 to \$20.00 Per Square Foot
- Zoning:** CR (Commercial Regional)

AREA INSIGHTS:

- ▶ RAPIDLY GROWING AREA
- ▶ OVER 250% GROWTH IN THE LAST 10 YEARS
- ▶ STRONG NEIGHBORHOOD DEMAND
- ▶ NO RETAIL SERVICES NEARBY
- ▶ GREAT DEMOGRAPHICS
- ▶ HIGH NEIGHBORHOOD TRAFFIC
- ▶ MASTER PLANNED COMMUNITY

Radius - Miles

	1 MILE	3 MILES	5 MILES
2024 Est. Population	8,850	28,811	51,843
2024 Est. Households	2,619	8,936	16,578
2024 Est. Avg. HH Income	\$161,740	\$162,683	\$160,572

Drive Time - Minutes

	5 MIN	10 MIN	15 MIN
2024 Est. Population	20,802	31,967	77,261
2024 Est. Households	6,240	9,974	25,524
2024 Est. Avg. HH Income	\$162,584	\$161,230	\$152,846

Traffic Counts (ADT 2022)

Meridian Rd and Stapleton Dr	9,749 VPD
Meridian Rd and Woodmen Hills Dr S	12,352 VPD
Londonderry Dr and Meridian Dr W	3,796 VPD

Source: 2024 U.S. Estimate, Esri and CoStar Group, All Rights Reserved

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RETAIL AND OFFICE SITES FOR SALE

EAST OF NEC MERIDIAN RD & STAPLETON DR, FALCON, CO 80831

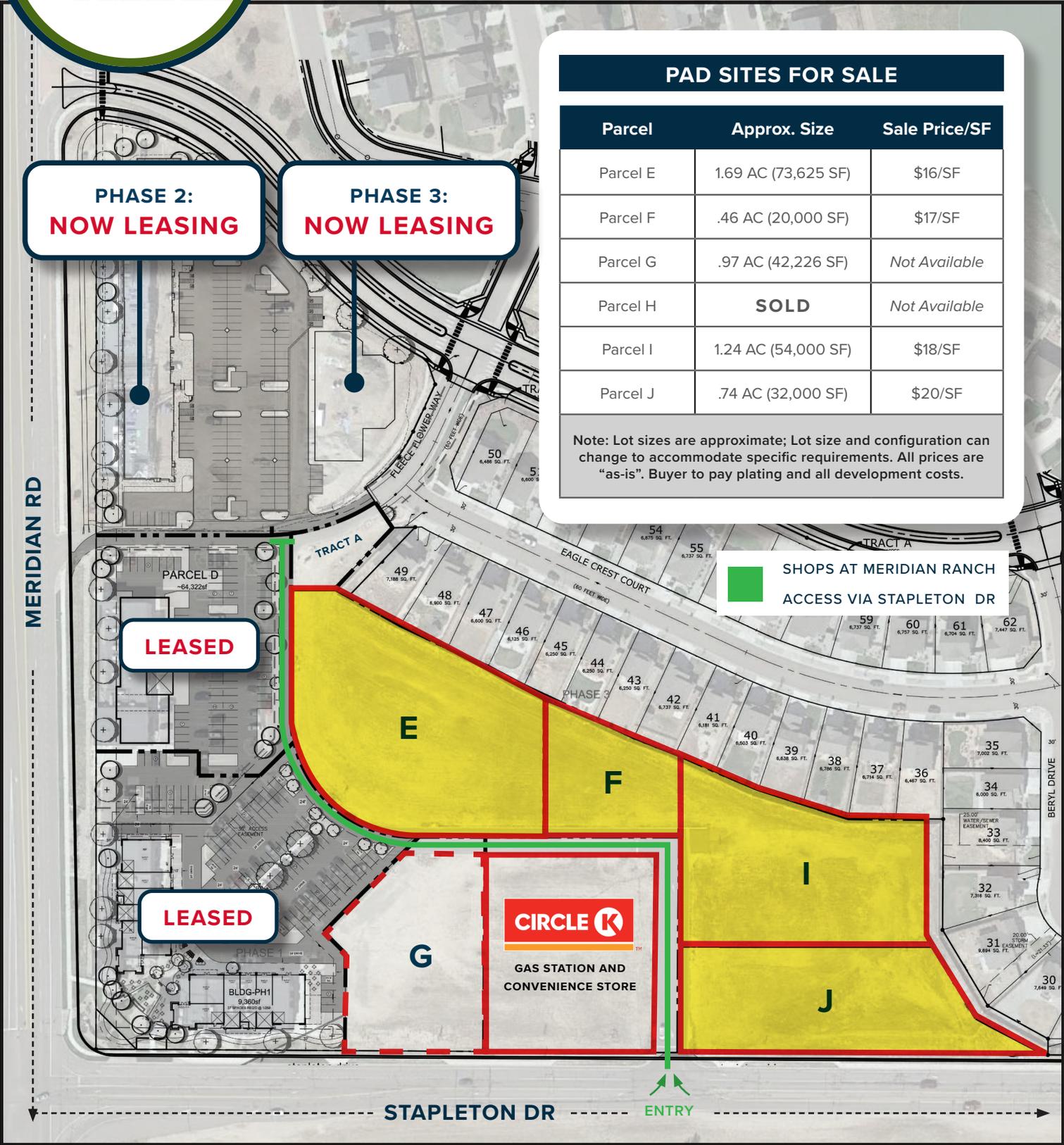


PAD SITES FOR SALE		
Parcel	Approx. Size	Sale Price/SF
Parcel E	1.69 AC (73,625 SF)	\$16/SF
Parcel F	.46 AC (20,000 SF)	\$17/SF
Parcel G	.97 AC (42,226 SF)	Not Available
Parcel H	SOLD	Not Available
Parcel I	1.24 AC (54,000 SF)	\$18/SF
Parcel J	.74 AC (32,000 SF)	\$20/SF

Note: Lot sizes are approximate; Lot size and configuration can change to accommodate specific requirements. All prices are "as-is". Buyer to pay platting and all development costs.

**PHASE 2:
NOW LEASING**

**PHASE 3:
NOW LEASING**



LEASED

LEASED

CIRCLE K
GAS STATION AND
CONVENIENCE STORE

**SHOPS AT MERIDIAN RANCH
ACCESS VIA STAPLETON DR**

STAPLETON DR ENTRY