

**COMMERCIAL DEVELOPMENT  
OPPORTUNITY.**

7.8 acres+/- that is poised for development adjacent to the Liberty Ranch neighborhood. Zoned general commercial.





**Jason Billings**

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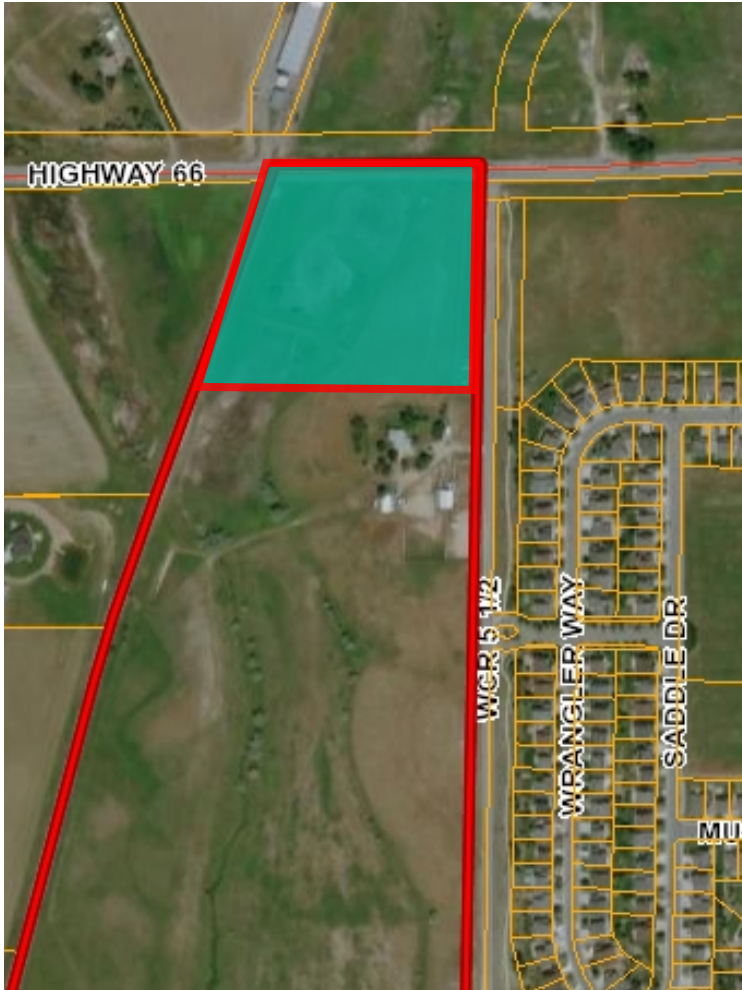
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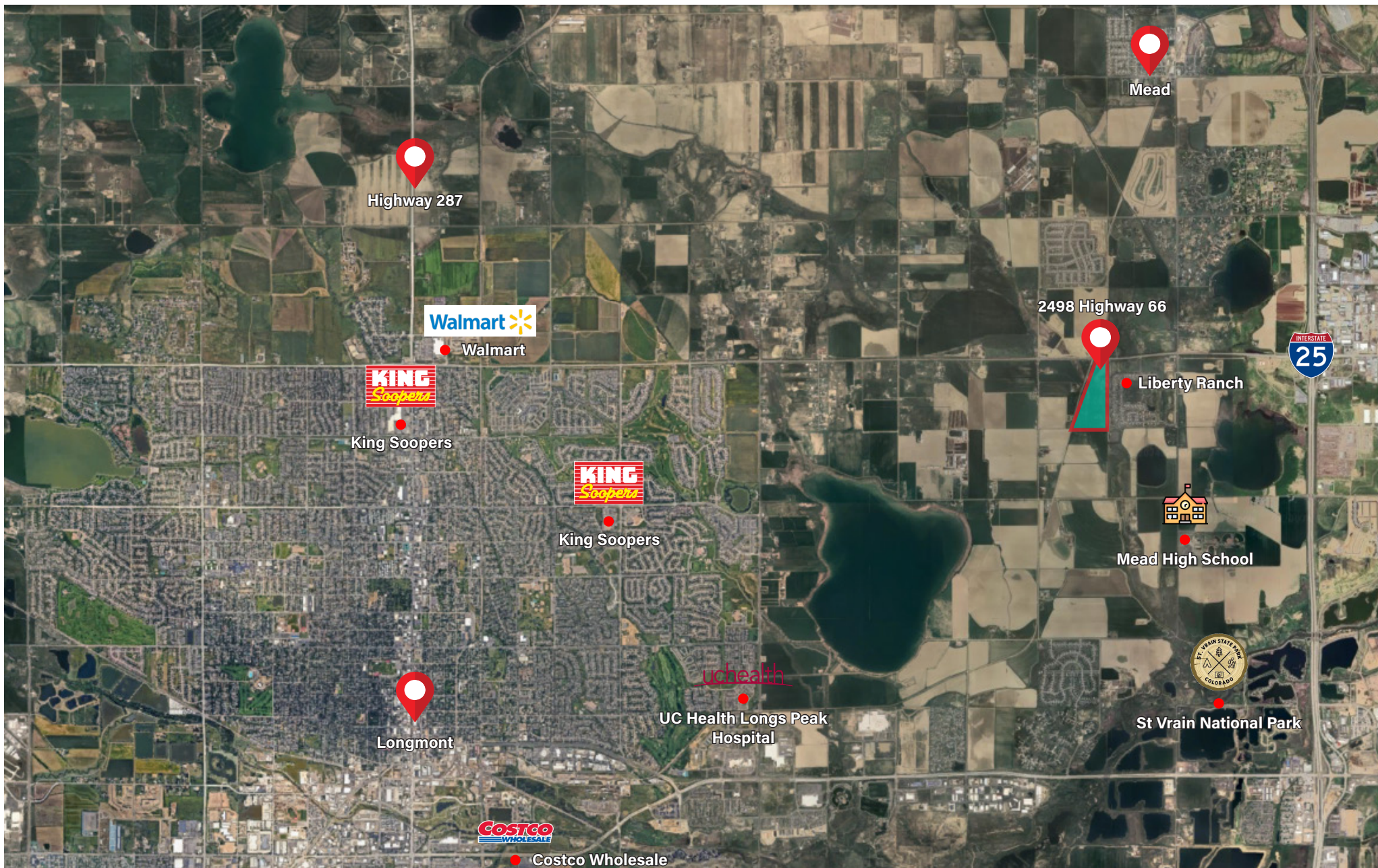


## SALE OVERVIEW

<b>Price:</b>	\$675,000
<b>Lot Size:</b>	7.8 +/- Acre Development Opportunity
<b>Property Taxes:</b>	<a href="#">\$3,860/2024</a>
<b>Market:</b>	Northern Colorado
<b>Sub Market:</b>	<a href="#">Mead</a>

## OFFERING HIGHLIGHTS

- 7.8 Acres Zoned General Commercial. Remaining Acreage Zoned [Residential RSF-4](#)
- Adjacent to Liberty Ranch, a Saint Aubyn and Centex Community
- Easy Access to I-25, Longmont and Surrounding Communities
- Water available, but not reflected in the Price:
  - 2 Shares of Highland Ditch
  - 8 Shares of Lake McIntosh Reservoir



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