

# Erie Development Opportunity



Fully entitled neighborhood with completed infrastructure and ready to build  
Listed at \$4,500,000



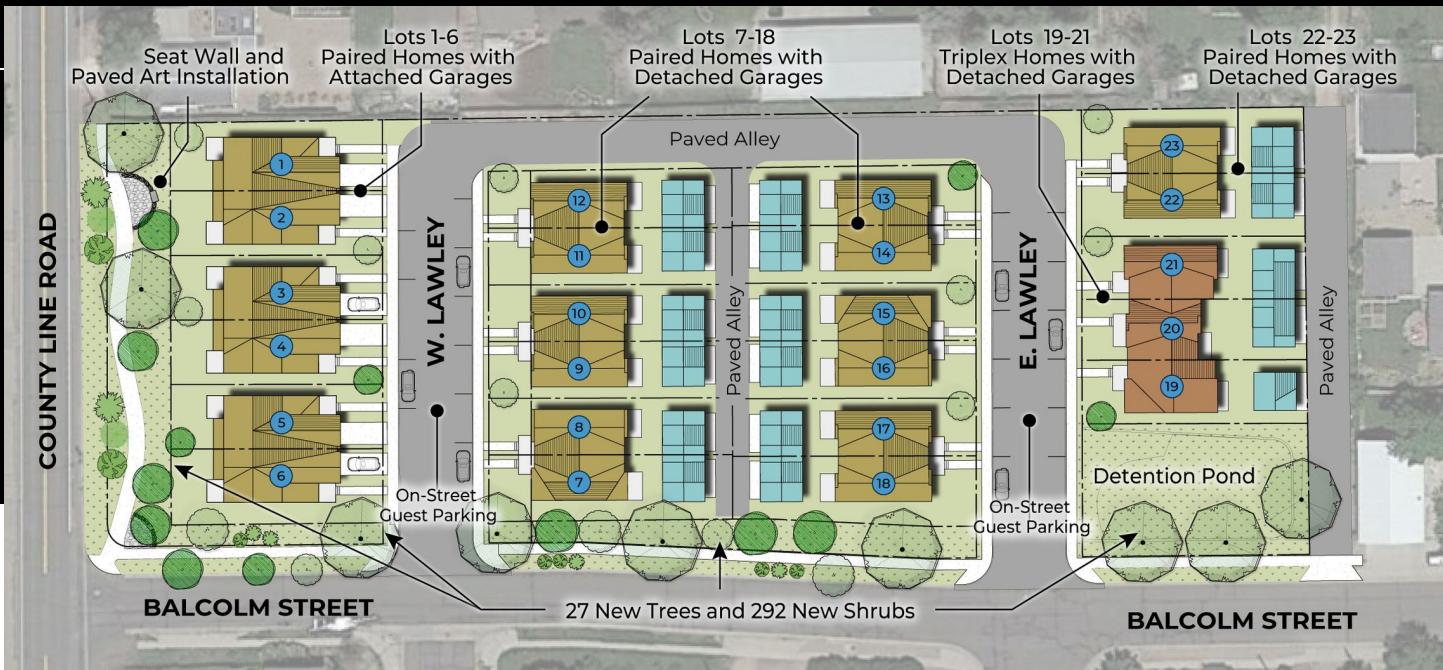
- Location: Historic Old Town Erie
- Address: County Line Road and Balcolm Street
- Website: [eriejunction.com](http://eriejunction.com)
- Development Type: Paired and Triplex Homes
- Available Units: 23
- Projected Pricing: \$825,000 to \$975,000 per home
- Parking: One and Two car garages
- Amenities: Walking distance to Downtown Erie, open space trails, beautiful parks, and high ranking schools
- Interest List: Sale includes current interest list
- Floorplans: Sale includes seven completed floorplans
- Media: Sale includes all logos and website

For more information please contact The Iannone Group at Compass.

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**IANNONE**  
GROUP



Diverge Homes proudly presents Erie Junction, a rare and unparalleled development opportunity located in the heart of Erie's historic Old Town District. Through its innovative urban planning and thoughtful design, Diverge Homes has created tremendous value for builders and future residents alike, setting this community apart as a flagship neighborhood in one of Colorado's most sought-after areas.

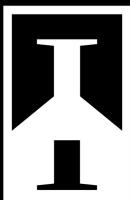
Situated within blocks of notable restaurants, breweries, boutique shops, art galleries, and vibrant community events, Erie Junction offers builders the chance to deliver homes tailored to meet the needs of today's buyers seeking a walkable, amenity-rich lifestyle. The turnkey development is fully completed, including streets, lots, utilities, and town acceptance, ensuring homebuilders can seamlessly transition into construction.

This 3-acre site offers exceptional connectivity, with quick access to Lafayette, Louisville, and Boulder via commuter roads and trail systems allowing residents to embrace car-free transportation options. The growing demand for homes in Erie, combined with its accolades as one of Colorado's most desirable places to live, ensures a strong market for this neighborhood with pricing projected between \$825,000 to \$975,000 per home. Thanks to the strategic planning and value-driven design by Diverge Homes, the builder buyer becomes the ultimate beneficiary, positioned to sell these homes at a premium over other developments in the area.

Priced at \$4,500,000, Erie Junction is fully entitled for 23 high-margin, all-electric homes including 20 paired homes and one triplex. The sale includes seven thoughtful floorplans delivering a flawless convergence of function and luxury ranging from 2900-3350 square feet featuring attached or detached two car garages, finished basements, and large front yards to craft a deliberate hometown feel while having a refreshingly modern style.

The sale also includes complete entitlement assets and as-builts, HOA and legal documentation, professionally designed branding and website, and an established buyer interest list.

With its prime location, sophisticated home designs, and a focus on community living, Erie Junction is a standout development opportunity. By leveraging the value Diverge Homes has created through its urban planning, builders will have the advantage of delivering homes that not only attract buyers but command premium pricing, ensuring a lucrative and highly successful project.



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