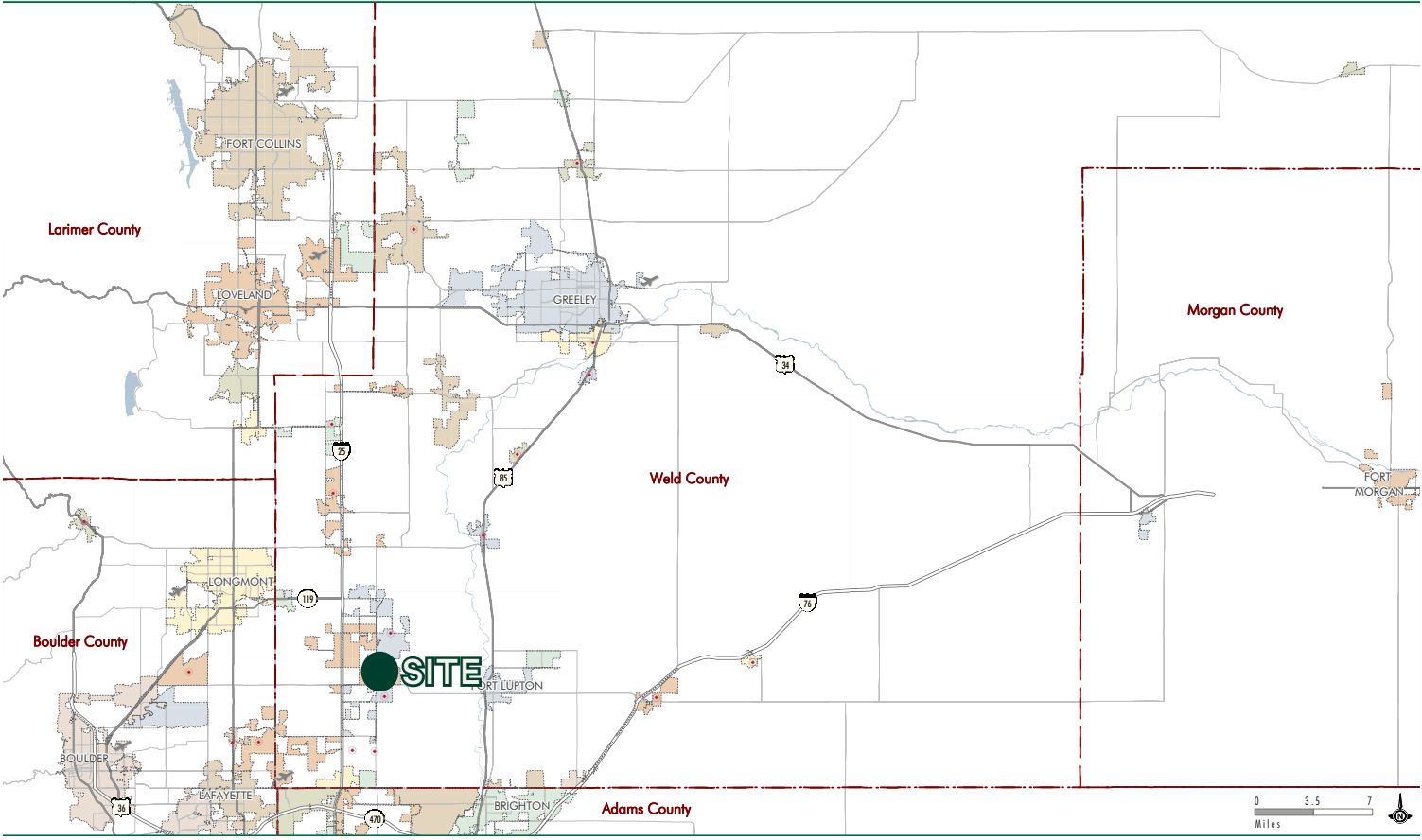


Silver Peaks

LAST SHOVEL READY SITES REMAINING!

Interstate 25 Frontage
SEC I-25 & Highway 52
Dacono, Colorado

 **PROPERTY LOCATION**



 **SITE FEATURES**

SILVER PEAKS DEVELOPMENT OPPORTUNITY ALONG I-25

Silver Peaks offers finished commercial/industrial lot opportunities to users and developers seeking a premier position along the high traffic I-25 corridor. Positioned on the southeast corner of I-25 and Highway 52 in Dacono, Colorado, these lots offer exceptional visibility and access. The property is also within the Greeley/Weld County Enterprise Zone, which offers significant tax advantages to businesses of all kinds. In addition, the property is controlled by an owners association to ensure quality construction from adjacent owners.

PROPERTY LOCATION	SEC of I-25 & Highway 52 Dacono, Colorado
LOT SIZE	1.54 acres
TRAFFIC COUNTS	Interstate 25: 100,000 VPD
ZONING	I-1 (Opportunity Zone)
ENTERPRISE ZONE	Greeley / Weld County Enterprise Zone / Tax Incentives
UTILITIES	Central Weld Water District, St. Vrain Sewer District, United Power, Qwest
FINANCING	Owner-carry available

Sec I-25 & HWY 52 | Dacono, Colorado

Larkridge Retail. The Larkridge Retail Center, located just to the south of the Preble Creek site, includes the following retailers: Sears, Home Depot, Costco, Dick's Sporting Goods, Circuit City, Bed, Bath & Beyond, Pier 1, and Office Max.

Connect 25: A residential and commercial development that includes approximately 350,000 square feet of commercial and 500+ units of residential. Children's Hospital just opened its doors.

Preble Creek: 506 acres of land within the city limits of Broomfield, approved for up to 5,900,000 square feet of commercial uses and up to 2,700 residential units.

Anthem: 2,648-acre master planned community featuring Anthem Ranch, a Del Webb Development, Anthem Highlands, and 15.5 million square feet of zoned commercial development. New home sales in this development are among the strongest in the Metro Denver area.



For Sale



SITE PLAN LEGEND

- Partially Improved Lots
- Finished Lots
- Lots Sold
- Detention/Oil Well

CBRE #	FILING	LOT	BLOCK	SITE SIZE	PRICE
1	Pending	Partially	Improved	4.25 AC	Call Agent
2	Pending	Partially	Improved	3.50 AC	Call Agent
3	Pending	Partially	Improved	4.84 AC	Call Agent
4	Pending	Partially	Improved	1.27 AC	Call Agent
5	Pending	Partially	Improved	2.08 AC	Call Agent
6	4A	1	1	2.27 AC	SOLD
7	4A	2	3	2.06 AC	SOLD
8	3	4	1	1.54 AC	\$5.00/land SF
9	2	1	1	3.89 AC	SOLD
10	2	1	2	2.30 AC	SOLD
11	3	1	1	2.82 AC	SOLD
12	3	2	1	1.898 AC	SOLD
13	3	1	2	1.86 AC	SOLD
14	Pending	Pending	Pending	1.95 AC	SOLD

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