

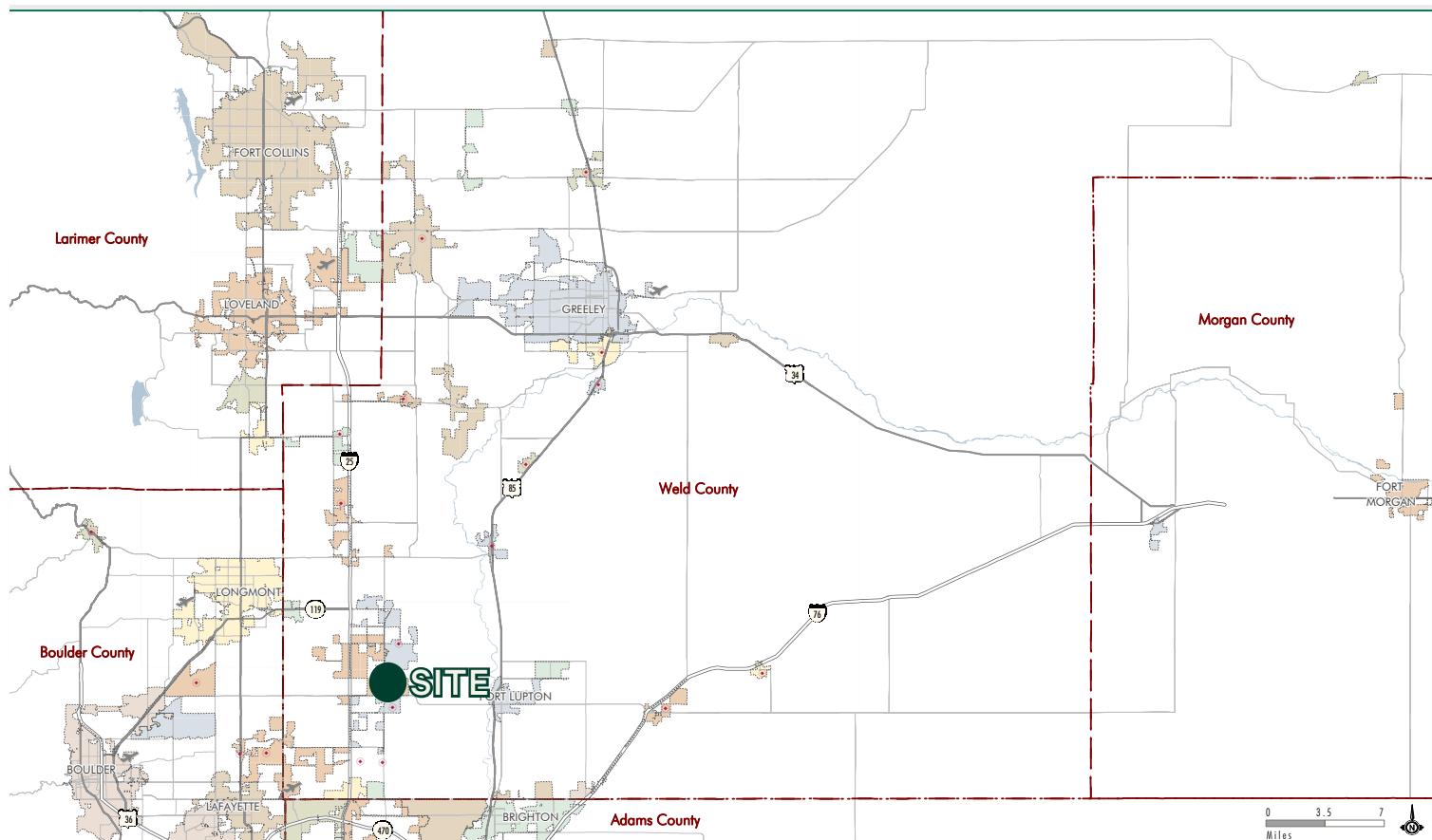
# Silver Peaks

## 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.

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

# Silver Peaks

Sec I-25 & HWY 52 | Dacono, Colorado

## RETAIL AMENITIES

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.

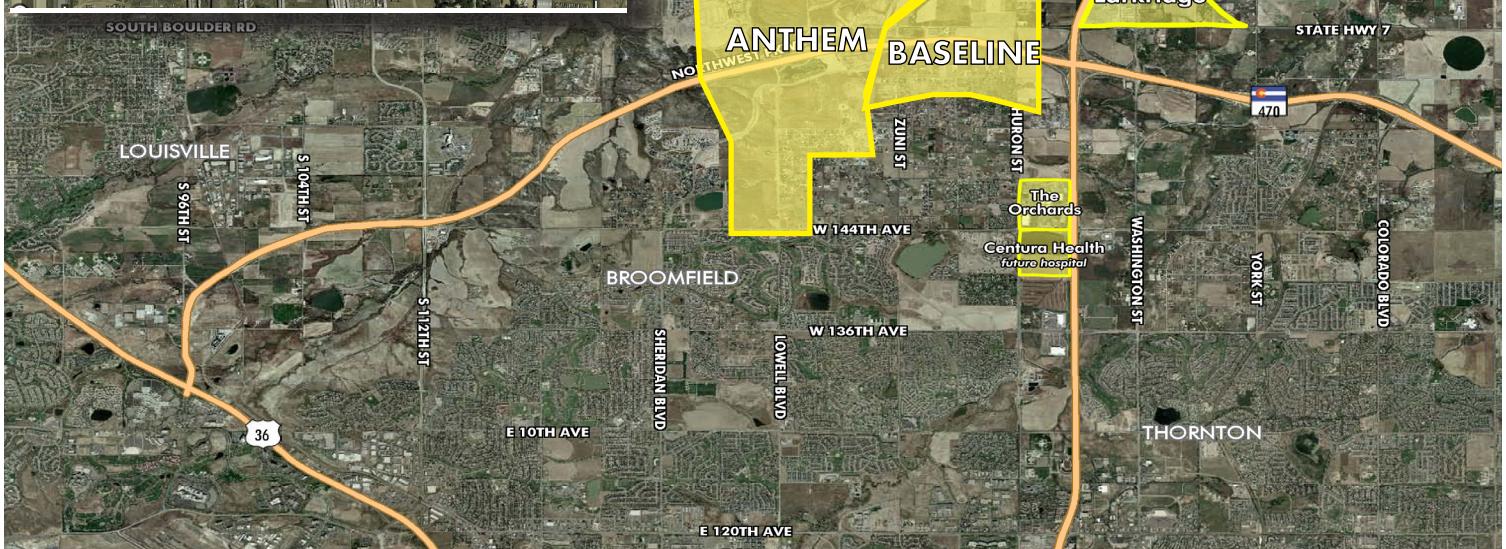
Proposed Retail: Located at the intersection of Interstate 25 and Highway 7, just west of the Preble Creek site, Northlands will be a Colorado village-inspired regional retail destination. Upon the project's completion, Northlands will be home to 1.1 million square feet of retail space. The first phase is slated to open in 2008.

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.

Seven25: A proposed mixed-use development that will accommodate one million square feet of commercial and nearly 300 multi-family residential units.

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	<b>SOLD</b>
7	4A	2	3	2.06 AC	<b>SOLD</b>
8	3	4	1	1.54 AC	\$5.00/land SF
9	2	1	1	3.89 AC	<b>SOLD</b>
10	2	1	2	2.30 AC	<b>SOLD</b>
11	3	1	1	2.82 AC	<b>SOLD</b>
12	3	2	1	1.898 AC	<b>SOLD</b>
13	3	1	2	1.86 AC	<b>SOLD</b>
14	Pending	Pending	Pending	1.95 AC	<b>SOLD</b>

## Contact Us

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