



ERIE SPORTS COMPLEX PADS

SEC Bonnell Ave & E County Line Rd, Erie CO

FOR SALE OR GROUND LEASE
Pricing: Contact Broker



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OFFERING SUMMARY

Situated in one of **Erie's fastest-growing corridors**, this development opportunity offers **seven (7) retail pads available for sale, ground lease, or build-to-suit** within a master-planned sports and community destination. The project is anchored by the new Erie Sports Complex, featuring four outdoor fields and a planned indoor sports facility, driving consistent year-round activity.

The property is supported by over **875 new residential units—completed, underway, or planned**—creating a strong and expanding consumer base. Its accessible location near Erie Town Center positions the site to serve both neighborhood needs and high-volume event traffic generated by ongoing sports programming.

Well-suited for food-and-beverage, service, and convenience retail, this property offers a prime opportunity to establish a presence in one of Erie's most dynamic mixed-use destinations—where retail, recreation, and community activity converge to create a high-performing, future-focused environment.

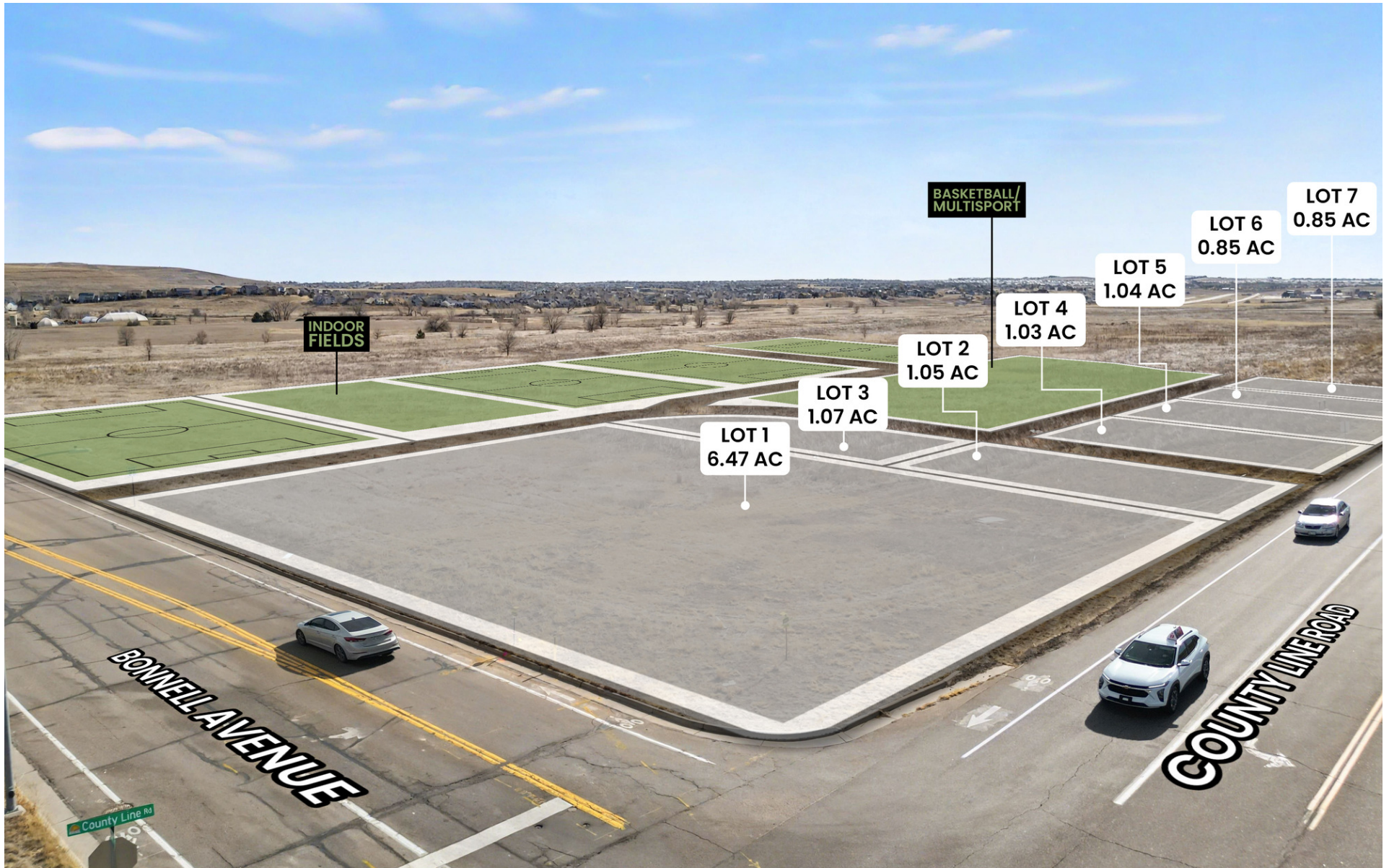
PROPERTY HIGHLIGHTS

- Situated in front of the future Erie Sports Complex, featuring municipal athletic fields and indoor sports facilities
- Located in the heart of Erie Town Center, the community's primary growth node
- Over 875 new dwelling units completed, planned, or under construction within 1 mile
- \$162,950 median household income within a 1mi radius
- Positioned to capture both daily neighborhood demand and event-driven traffic
- Suitable for a variety of commercial uses, including food & beverage, auto service, fuel/ carwash, and light industrial
- Infrastructure plans approved with pad delivery anticipated Q1 2027











NEARBY RETAIL & DEVELOPMENT



RANCHWOOD
288 UNITS FULLY ENTITLED

TOWN-OWNED LAND
19.41 ACRES, FUTURE GROCERY
HOTEL, RESIDENTIAL

TOLL BROTHERS AT
ERIE TOWN CENTER
SINGLE-FAMILY
HOMES & TOWNHOMES



**ERIE COMMUNITY
PARK & TOWN CENTER**



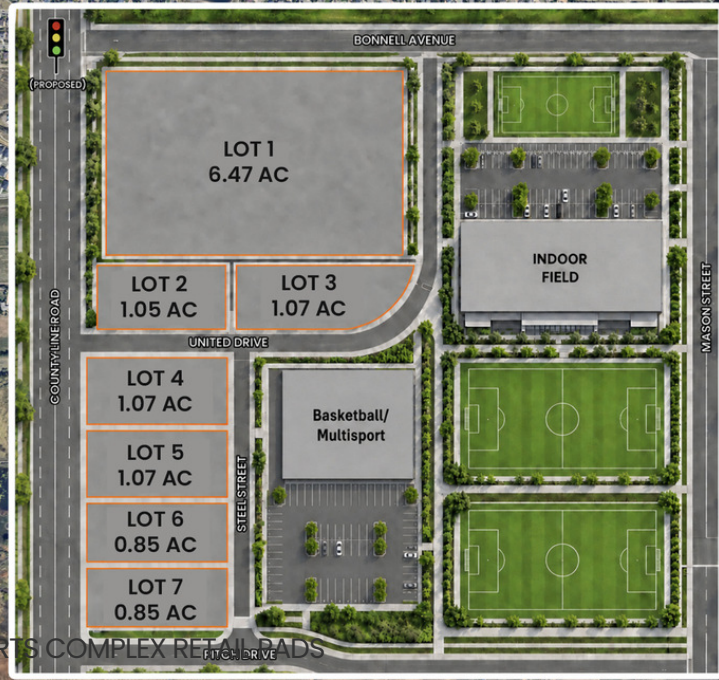
FITNESS 1440



BONNELL AVE

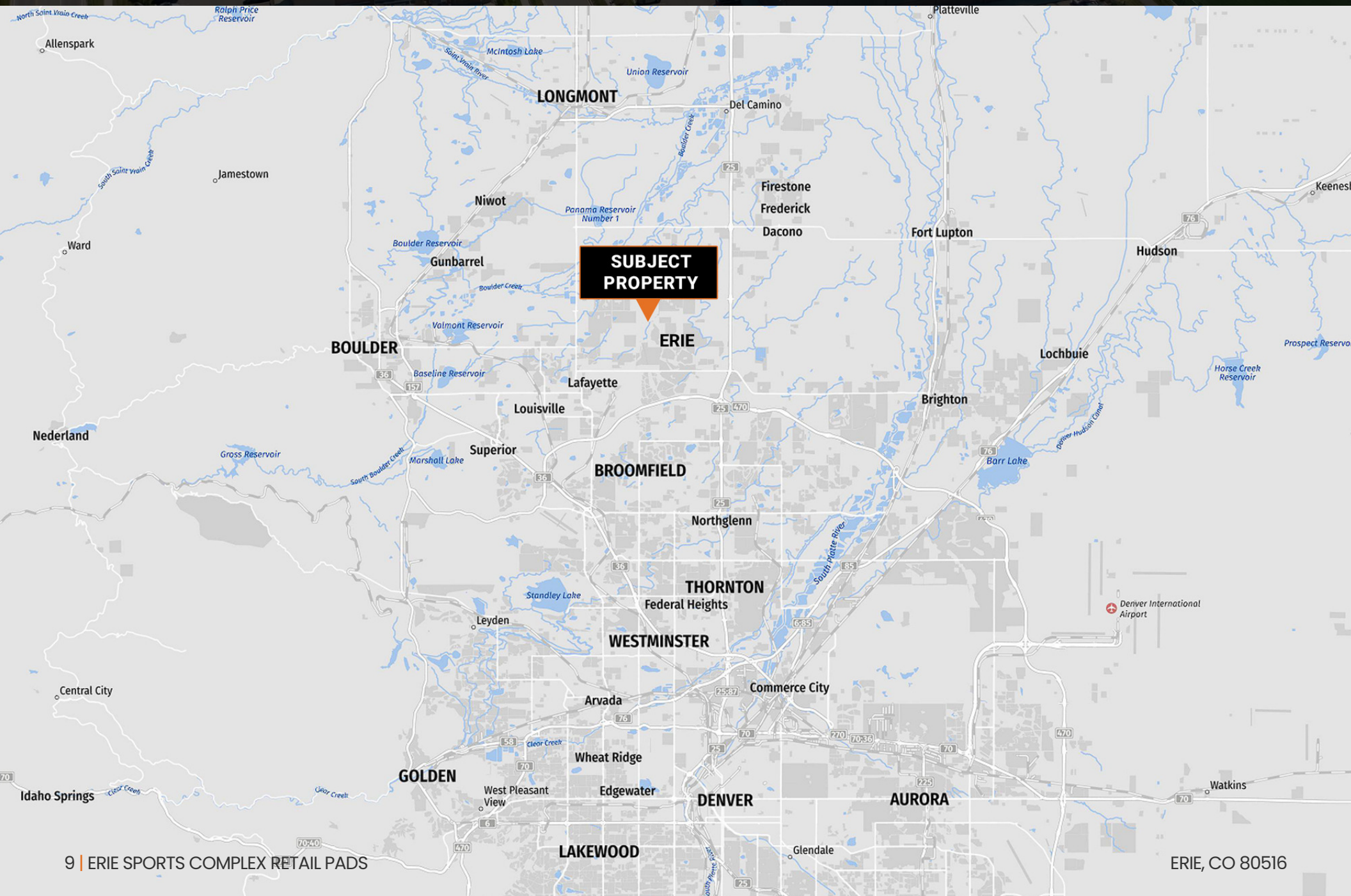
**ERIE PUBLIC
WORKS**

**ERIE SPORTS
COMPLEX**



COMPLETED & PLANNED HOUSING





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group LLC d/b/a, Henry Group Real Estate in compliance with all applicable fair housing and equal opportunity laws.



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