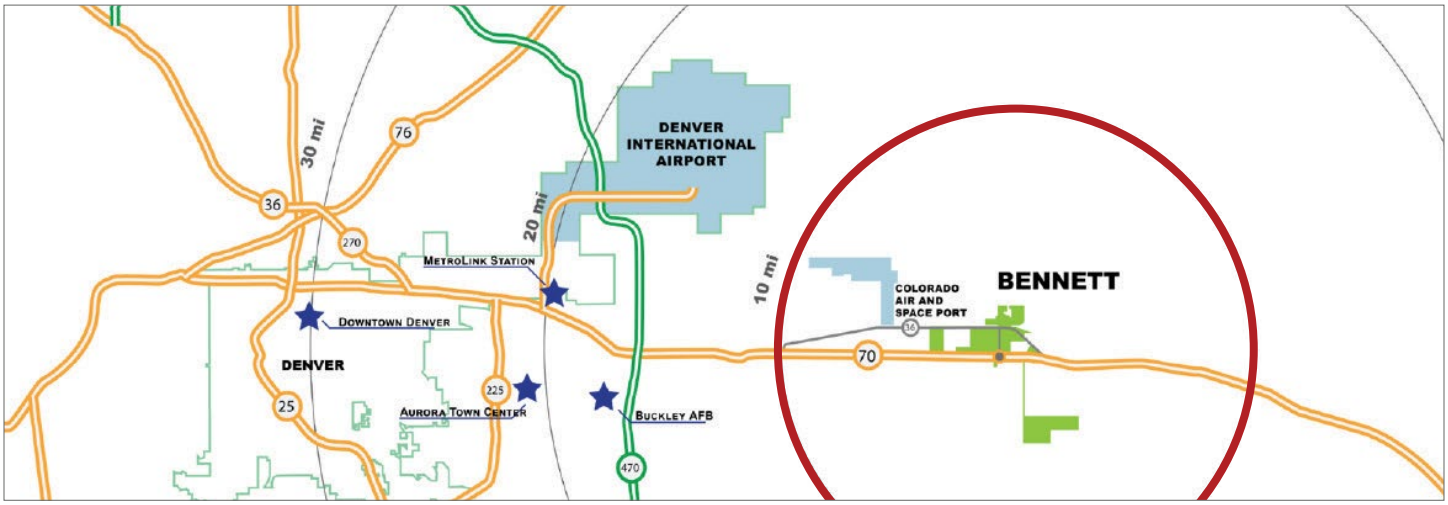
# VICINITY MAP




# MUEGGE FARMS & THE BENNETT "TOWN CENTER" AREA

***Project Location:*** Located approximately a half-mile north of the interchange of Interstate 70 and State Highway 79, Muegge Farms Commercial features prime Commercial / Retail / Mixed Use development opportunities across nearly 60 acres in new Town Center area of the Town of Bennett.

Surrounded by active residential and commercial development, the project enjoys excellent access to existing and future transportation networks.

***Town Center Framework & Connectivity:*** The Town Center will be an important neighborhood for the future of Bennett. Building upon the adjacent existing conditions and proposed land uses within the Town Center, these components will help form the framework for the physical layout of the neighborhood.

The proposed roadway system is intended to create a network of local streets that promotes the desired connectivity for a mixed-use neighborhood. The layout relies on existing and planned intersections on the edges of the property, with access points providing connections to the surrounding community and enabling a series of local streets that provide internal neighborhood connections.

The multi-use trail along the eastern edge of the property connects the core of the community to the growing commercial area along the I-70 corridor. The Town center plan provides an opportunity to consider additional bicycle and pedestrian routes that will foster connections to this neighborhood. Smaller block sizes within the framework will promote vibrancy of the Town Center through increased connectivity.

*Source: Bennett Town Center Master Plan*

TREVEY COMMERCIAL
www.trevey.com
303-841-1400

**HEATH HONBARRIER**
*V.P. Sales & Leasing*
heath@trevey.com
C: 720-252-0144

**NICK BEACH**
*V.P. Sales & Leasing*
nbeach@trevey.com
C: 719-237-0880

**MITCH TREVEY**
*Managing Director*
mitch@trevey.com
C: 303-619-7192

***BROKERAGE DISCLOSURE***

*Information contained herein has been obtained from sources believed reliable; however, no guarantee, warranty, or representation is made as to its accuracy. All information, including price and terms, is subject to change without notice. Please verify all information prior to reliance.*

COMMERCIAL LOTS FOR SALE

# MUEGGE FARMS COMMERCIAL

**NWC INTERSTATE 70 & SH79, BENNETT, CO 80102**

TREVEY COMMERCIAL

## PROPERTY DETAILS

| | |
|---|---|
| LOT INFORMATION | 1.2 - 20.9 Acres m/l |
| PRICING | $18.00 - $22.00 |
| SALE TYPE | Sale, Ground Lease, Joint Venture |
| ZONING | Planned Development |
| WATER / SAN | Town of Bennett |
| GAS / ELECTRIC | Xcel / CORE |
| CITY / COUNTY | Bennett / Adams |
| FRONTAGE | 1,649' Along S. 1st St. (SH 79)<br>1,520' Along I-70 |

## PROPERTY FEATURES

- ***38.7 Acres of Commercial / Retail / Mixed Use:*** Pad Sites and Parcels conveniently located along SH 79, the main arterial into Bennett serving the new Town Center development.
- ***20.9 Acres of Commercial / Mixed Use on I-70:*** High visibility on Interstate 70 ideal for retail or service-oriented Mixed-Use development.
- ***Increasing High Market Demand:*** Bennett provides the retail and service hub for 20,000+ residents along the eastern I-70 corridor, with thousands of future residential lots planned or under construction.
- ***Flexible Site Opportunities:*** Includes Retail & Commercial pads (1.2–3.4 acres), Mixed-Use parcels (5.1–10.5 acres), and Junior Anchor sites.
- ***Wide Range of Permitted Uses:*** Perfect for retail, mixed-use, residential, multi-family, senior living, hotel or service-oriented developments.
- ***Town Support / Developer-Friendly Process:*** High priority projects backed by Town Board and Staff leadership, updated Land Use Codes, creative Design Standards, funding plans, streamlined approvals with defined timelines and development incentives.

# MUEGGE FARMS COMMERCIAL

NWC INTERSTATE 70 & SH79, BENNETT, CO

## DEVELOPMENT / AMENITIES AERIAL

TREVEY COMMERCIAL