

6801 WHEATLAND BLVD.

SWC WCR 16 & WCR 17 | FREDERICK, COLORADO 80621



SALE PRICE
\$15,000/LOT

PROPERTY
DETAILS

RESIDENTIAL DEVELOPMENT LAND FOR SALE
525 POTENTIAL LOTS | 127.75 ACRES

Residential development opportunity at the corner of Tipple Parkway and Weld County Road 17 in Frederick. The property is located in the path of development along Highway 52 and zoned residential low density with a PUD overlay. It is conceptually planned for 325 single-family detached lots with additional acreage for up to 200 townhomes. The Town of Frederick currently requires raw water dedication, but there is potential for a non-potable system (once water study is complete) in which water fees would be significantly reduced. The Town of Frederick currently requires raw water dedication, but there is potential for a non-potable system (once water study is complete) in which water fees would be significantly reduced. Utilities are currently not on site — there is a water line on Wheatland Boulevard and a sewer line can be pulled from the neighboring development. Please contact the listing brokers for more details.

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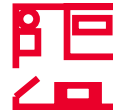
DEVELOPMENT DETAILS

WATER	Town of Frederick
SEWER DISTRICT	Town of Frederick
ELECTRIC	United Power
GAS	Black Hills Energy
ZONING	Frederick - R-1 (Low Density) with PUD overlay
SCHOOL DISTRICT	St. Vrain Valley Elementary & Middle School: Thunder Valley K-8 High School: Frederick High School



DEVELOPMENT FEE SCHEDULE

[Click Here](#)



FULL CONCEPT PLAN

[Click Here](#)



LAND-USE SUMMARY

 60x110 = 79	 50x110 = 246	 TOWNHOMES (~16.0 AC)*
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*15 AC MAXIMUM FOR TOWNHOME DEVELOPMENT PER ANNEXATION AGREEMENT

FREDERICK, COLORADO

AT A GLANCE



With close proximity to the Denver metro area and the Northern Front Range, Frederick is a dynamic community with multiple recreational and residential facilities, full of diverse opportunity that continues to respect its heritage as a mining town incorporated in 1907.

Frederick is a booming place, located almost 30 miles north of

Downtown Denver on I-25. It offers a lot of convenience for its residents to explore the northern front range and capital city.

Part of Weld County, Frederick had a population of 8,709 in 2010 which grew to 14,500 in 2020. Over the past decade people have really filled in the northern front range urban corridor between Fort Collins and Denver.

FREDERICK, COLORADO BY THE NUMBERS



15,963
POPULATION



\$120,823
AVERAGE INCOME



36.6%
BACHELORS DEGREE
OR HIGHER



39.5
MEDIAN AGE

25

MILES
TO DENVER

27

MILES
TO LOVELAND

39

MILES
TO FORT COLLINS

1

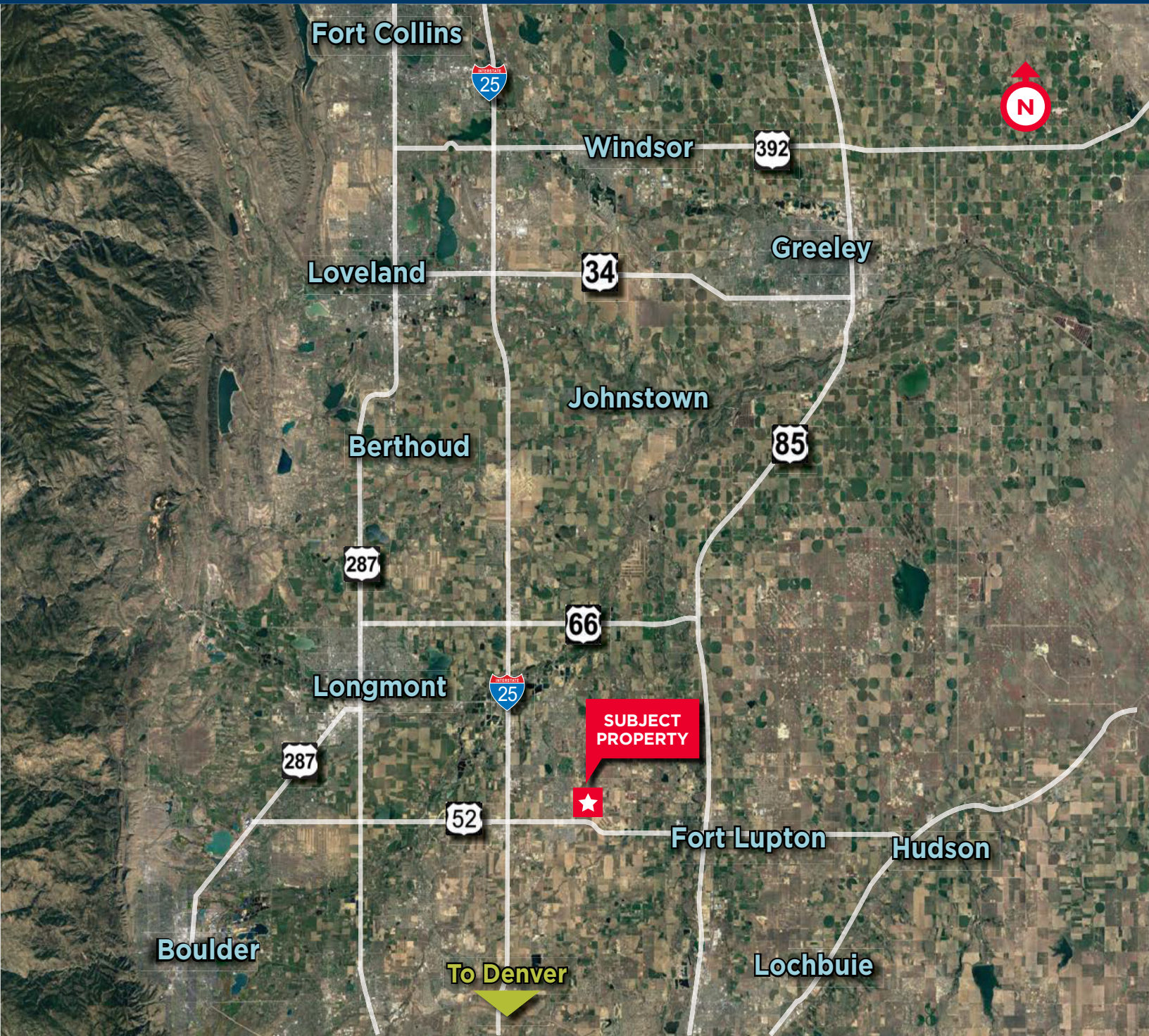
MILE
TO I-25

- As of 2020 the region's population increased by 2.84% since 2015, growing by 6,386. Population is expected to increase by 2.84% between 2021 and 2026, adding 2,398.
- From 2015 to 2020, jobs increased by 5.3% in 3 Colorado ZIPs from 46,809 to 49,301. This change outpaced the national growth rate of 0.0% by 5.3%.
- The top three industries in 2020 are Restaurants and Other Eating Places, Education and Hospitals (Local Government), and Local Government, Excluding Education and Hospitals.

Source: Esri. 2021

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For more information, please contact:

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