

# Developable Land For Sale

## 1689 Vista View Dr, Longmont

Summit Commercial Brokers  
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Longmont, CO 80501  
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Call us for more information  
and to set up a tour!

## High-Visibility, Commercial-Developable Land with Water Tap on Hwy 119

This prime land parcel offers excellent frontage and visibility along CO Highway 119, with approximately 35,000 vehicles passing by daily. Located within a well-established business park between Longmont and I-25, the property sits in a highly accessible corridor as development in Longmont continues to expand east toward the interstate. The site carries a Longmont address while being located in unincorporated Weld County, offering added flexibility for a variety of commercial or industrial uses.

The parcel includes a water tap and provides ample space for parking, outdoor storage, or future development. Its strong visibility, convenient regional access, and position within a growing business corridor create a compelling opportunity for users or investors seeking land in the expanding Highway 119 corridor.

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Size	1.26 Acres (55,100 sf)
Price	\$435,000 (\$7.90/sf)
Zoning	PUD with C-3 (Business Commercial) and I-1, (Industrial) zone district uses (Weld County)
Jurisdiction	Unincorporated Weld County
Water Tap	Existing 5/8" Tap
Parking	Existing Paved Parking Area (roughly 13,500 sf)

### Key Highlights:

- **Utilities:**
  - **Water:** Left Hand Water District
    - 5/8" Water Tap
  - **Electric:** United Power
    - Meter to site
  - **Sewer:** St. Vrain Sanitation District
    - no utility to site yet
  - **Gas:** Xcel Energy
    - no utility to site yet
- **High Visibility Location:** Excellent frontage along CO Highway 119 with approximately 35,000 vehicles passing daily
- **Development Opportunity:** Flexible parcel suitable for a variety of commercial or industrial development uses

Located within an established business park between Longmont and I-25, this parcel sits in a growing commercial corridor as development continues expanding east from Longmont toward the interstate. The property carries a Longmont address while being located in unincorporated Weld County, offering convenient regional access and potential flexibility for future users. With strong visibility along Highway 119 and utilities already in place, the site presents an excellent opportunity for an owner-user, investor, or developer seeking land in one of the area's steadily growing business corridors.



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