



 **JLL** SEE A BRIGHTER WAY

# For Sale

Clover Basin Lot 2 & 4  
Longmont, CO

# Property Highlights

- 22 acres
- Zoned: N-PE
- Annexed to the City of Longmont
- Flat sites with zoning that allows for a wide range of uses
- Surrounded by major corporate occupiers in the path of growth
- Power substation nearby

## Price

- Lot 2, 3.6 acres - \$862,500
- Lot 4, 18.4 acres - \$4,408,272
- Total: 22 acres - \$5,270,772 ( $\pm \$5.50$  SF)



# Zoning

## N-PE (Non-residential primary employment)

N-PE zoning in Colorado is designed to support a wide range of commercial, industrial, and employment-focused uses. For buyers evaluating land, NPE offers valuable flexibility—allowing everything from light manufacturing and warehouse space to labs, office, and technology facilities, depending on the municipality's specific code. This zoning type can streamline development timelines, broaden the pool of allowable uses, and increase long-term property value by giving owners room to adapt as their business needs evolve.

### Uses allowed

#### Healthcare Facilities

- Medical laboratory or research facility



#### Recreation and Entertainment

- Public open space, park or playground



#### Manufacturing and Processing

- Light industrial
- Warehouse, or storage facility for business and consumer goods
- Wholesale trade



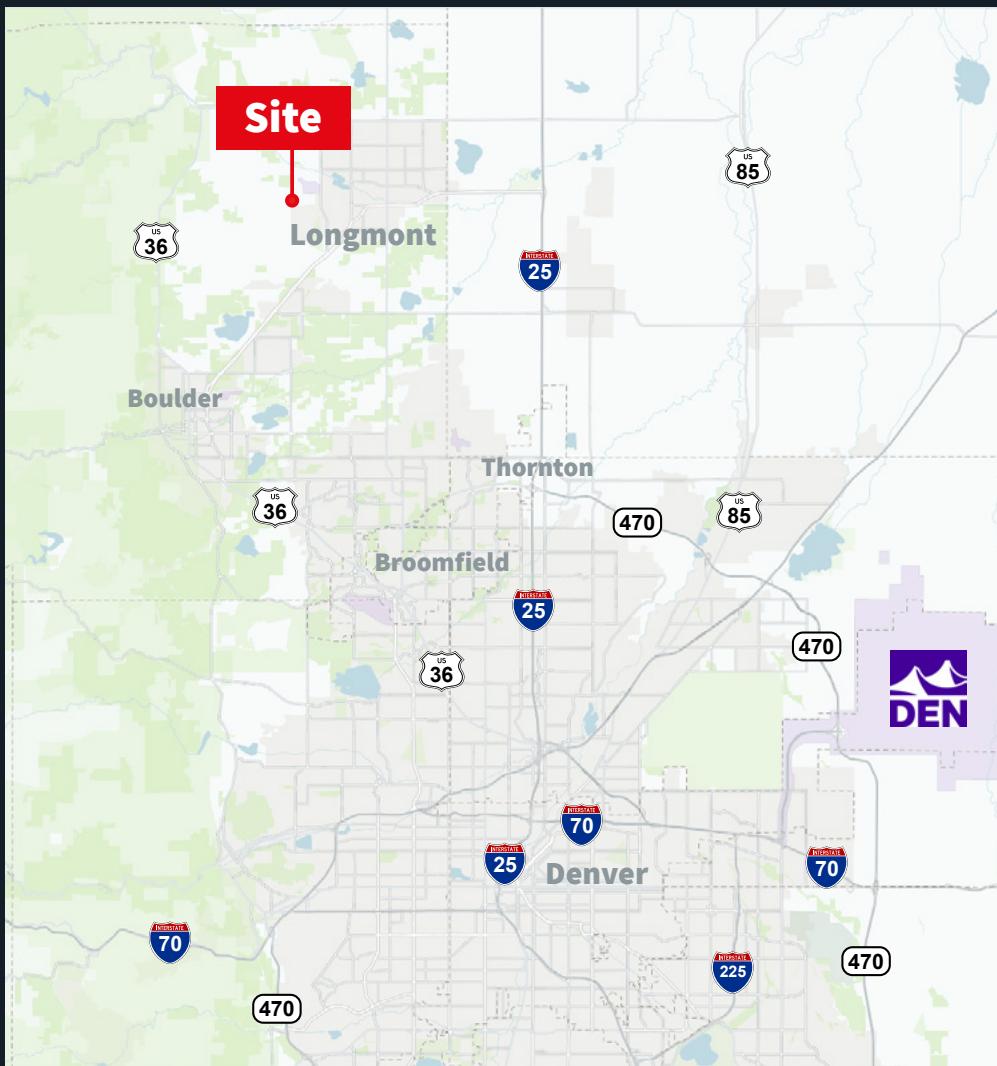
#### Energy and General

- Essential municipal and public utility uses, facilities, services and structures
- Alternative tower structure
- Amateur radio facility
- Building or structure mounted wireless telecommunication facility
- Monopole
- Rooftop-mounted wireless telecommunication facility
- Small cell facilities
- Wireless mesh networking facility



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## Drive times

Boulder 15 min

Broomfield 25 min

DIA 40 min

Thornton 40 min

Downtown Denver 45 min

**JLL**

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