

7308 Miller Dr
Frederick, CO

FOR SALE



Manuel Martin
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manuel@stepcre.com

James Bealer
936-444-5277
james@stepcre.com





Property Notes:

The ±6-acre parcel of raw land is located within the Frederick West Business Center and offers a prime blank canvas for future development. The site is well-positioned with gas, electric, and water utilities located beneath Miller Drive, providing convenient access and helping to streamline the development process. With excellent connectivity to both Interstate 25 and Highway 52, the property benefits from strong regional access and visibility, making it well-suited for a variety of commercial or industrial uses.

Asking Price:	\$1,800,000
Lot Size:	+/- 6.484 Acres
Zoning:	Industrial district (i)




Location Description

Frederick is a rapidly growing community located in northern Colorado, strategically positioned between the Denver Metro area and the Northern Colorado Front Range. The town offers direct access to major transportation corridors, including Interstate 25 and Highway 52, providing efficient connectivity to Denver, Boulder, Longmont, Loveland, and Greeley.

Frederick has experienced strong residential and commercial growth driven by its central location, business-friendly environment, and proximity to a skilled regional workforce. The town supports a diverse mix of industrial, flex, commercial, and service-oriented uses, making it an attractive destination for businesses seeking accessibility, growth potential, and a lower-cost alternative to core metro markets.

Highlights

- Zoning: Industrial district (i) - Ideal for a variety of uses including industrial, flex, warehouse, or service-oriented development
- Development Opportunity
- Gas, electric, and water lines beneath Miller Dr
- Excellent regional access with close proximity to Interstate 25 and Highway 52



**+/- 6.484 Acres
(282,433 SQ.FT)**

***Artistic Rendering**



FREDERICK WEST BUSINESS CENTER REPLAT "K"

A Replat of Lot 1, Block 9 of the Frederick West Business Center Replat "F",
Situate in the North Half of Section 26, Township 2 North, Range 68 West of the 6th P.M.,
Town of Frederick, County of Weld, State of Colorado
2 Lots/15.184 Acres

CERTIFICATE OF DESIGNATION AND DISBURSEMENT

The undersigned certify to and for the benefit of the Town of Frederick, that as of the date set forth below and the date of recording of this instrument, the undersigned contribute all of the assets of the property that is the subject of this plat, that the undersigned have good right and full power to convey, encumber, and subdivide same, and that the property is free and clear of all liens, mortgages, easements, and rights-of-way except the easements and rights-of-way depicted on this plat and the line laid by other agreements to the property, in the event of a defect in and the right through the certificate in this certificate, the undersigned, jointly and severally, agree to remedy such defect upon demand by the Town of Frederick, which remedy shall not be deemed exaction.

The undersigned have to these presents laid out, plotted, and subdivided the following described land into lots as shown on this plat, under the name and style of FREDERICK WEST BUSINESS CENTER REPLAT "K", and do hereby dedicate, grant, and convey to the Town of Frederick these public easements as shown on this plat, and further request the use of all public easements to the Town of Frederick and/or its agents, provided however, that the said right and authority to release or subdivide all or any such easement shall remain exclusively related to the Town of Frederick.

Lot 1, Block 9 of the Frederick West Business Center Replat "F" recorded December 3, 2003 as Reception Number 201000, located in the North Half (N1/2) of Section Twenty-six (26), Township Two North (2N), Range Sixty-eight West (68W) of the Sixth Principal Meridian (6th P.M.), Town of Frederick, County of Weld, State of Colorado.

Said Parcel contains 15.184 acres, more or less.

Executed this 25th day of April, A.D., 2024

Witness: Miller Drive Holdings, Inc.

By: *Mark Hays* as Owner

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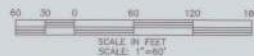
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LEGEND

- EASEMENT LINE
- CENTERLINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- FOUND ALREADY CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- FOUND AS REBAR WITH YELLOW PLASTIC CAP L.S. 33000
- FOUND AS REBAR WITH YELLOW PLASTIC CAP L.S. 32444
- SET 24" OF #4 REBAR WITH A YELLOW PLASTIC CAP STAMPED R.S. L.S. 30100
- CALCULATED POSITION

LINE	BEARING	LENGTH
L1	N89°37'47"E	60.05'
L2	N89°52'17"W	80.80'
L3	S87°39'47"E	86.53'

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	93.96'	34.00'	89°34'37"	87.00'	N44°17'10"E

SURVEYING CERTIFICATE

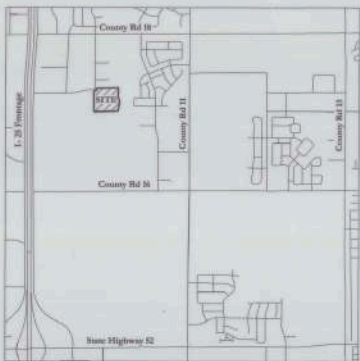
I, Ray Messner, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that the Subdivision Amendment Plat shown herein is a correct delineation of the data described herein.

I further certify that the Subdivision Amendment Plat and legal description were prepared under my personal supervision and in accord with applicable State of Colorado requirements in

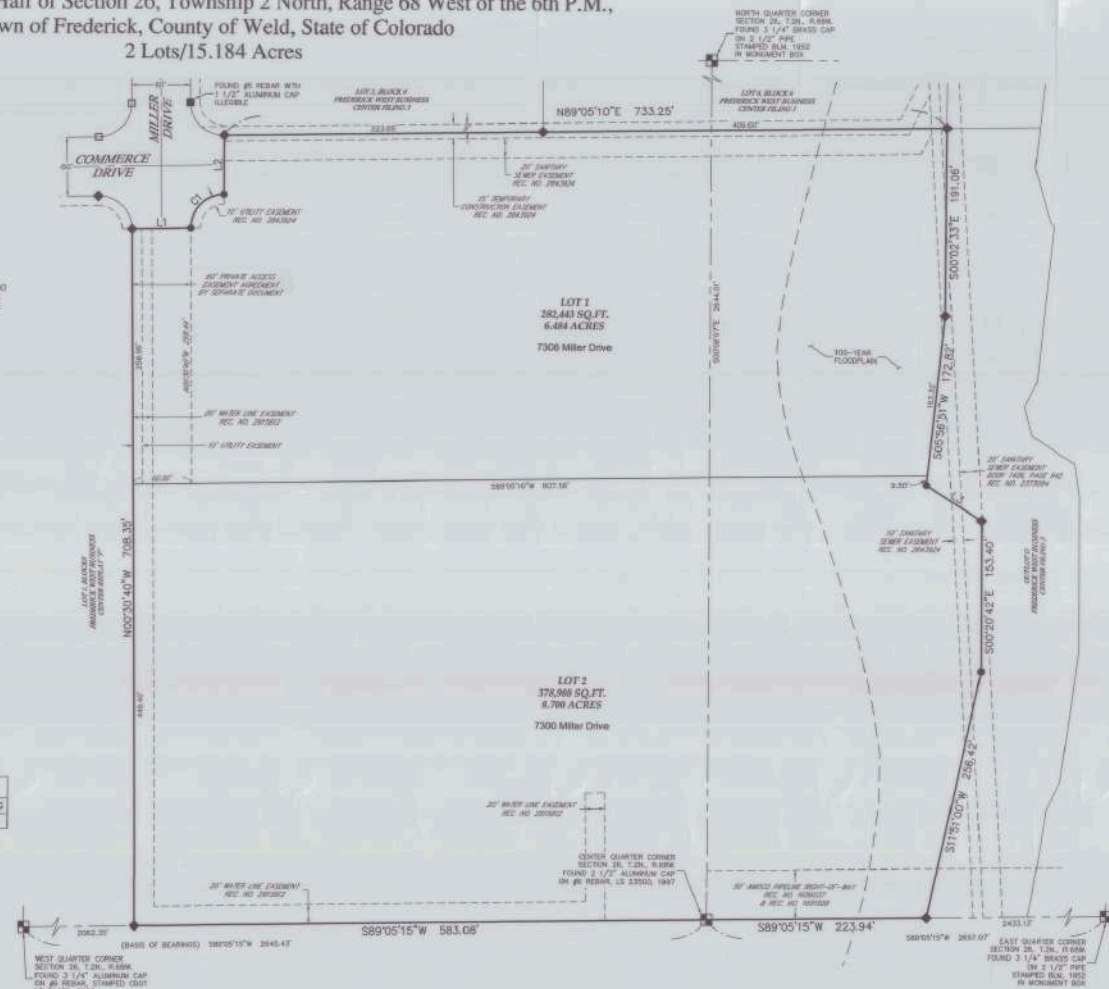
the 25th day of April, A.D., 2024.

Ray Messner
4/23/2024
Colorado Registered Professional Land Surveyor 23010

Ray Messner - On Behalf Of King Surveyors
Colorado Registered Professional Land Surveyor 23010



VICTORY MAP
SCALE: 1"=200'



BASE OF BEARING AND LINEAL UNIT INFORMATION

Assuming the South line of the Northwest Quarter of Section 26, T.2N., R.68W., as bearing South 89°05'15" West, as monumented as shown on this plat, being a true bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2845.42 feet with all other bearings contained herein relative thereto.

The base dimensions are contained herein as based upon the "U.S. Survey Feet."

NOTES

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification herein. (13-601-105 C.R.S. 2012)

TITLE COMMITMENT NOTE

This survey does not constitute a title search by King Surveyors to determine ownership or encumbrances of record. For all information regarding encumbrances, rights-of-way and title of record, King Surveyors refer you to the Current Commitment Number F222222221, dated January 28, 2024 at 9:00 P.M. as prepared by Land Title Guarantee Company to determine the aforesaid information.

FLOOD PLAIN NOTE

The subject property is in Flood Zone per FEMA flood map 0812022008B revised January 20, 2018. Floodplain lines indicated herein are approximate only.

- Flood zone "X", "area determined to be subject to the 0.2% annual chance of flooding"
- Flood zone "A", "area of 1% chance flood (100-year flood), no base flood elevations determined."

DATE: 4/23/2024

FILE NAME: 2024002800B

SCALE: 1"=80'

DRAWN BY: CCK

CHECKED BY: RM

KING SURVEYORS

650 E. Garden Drive | Windsor, Colorado 80550

phone: (970) 686-5011 | email: contact@KingSurveyors.com

DATE:

REVISIONS:

PROJECT # 20240028

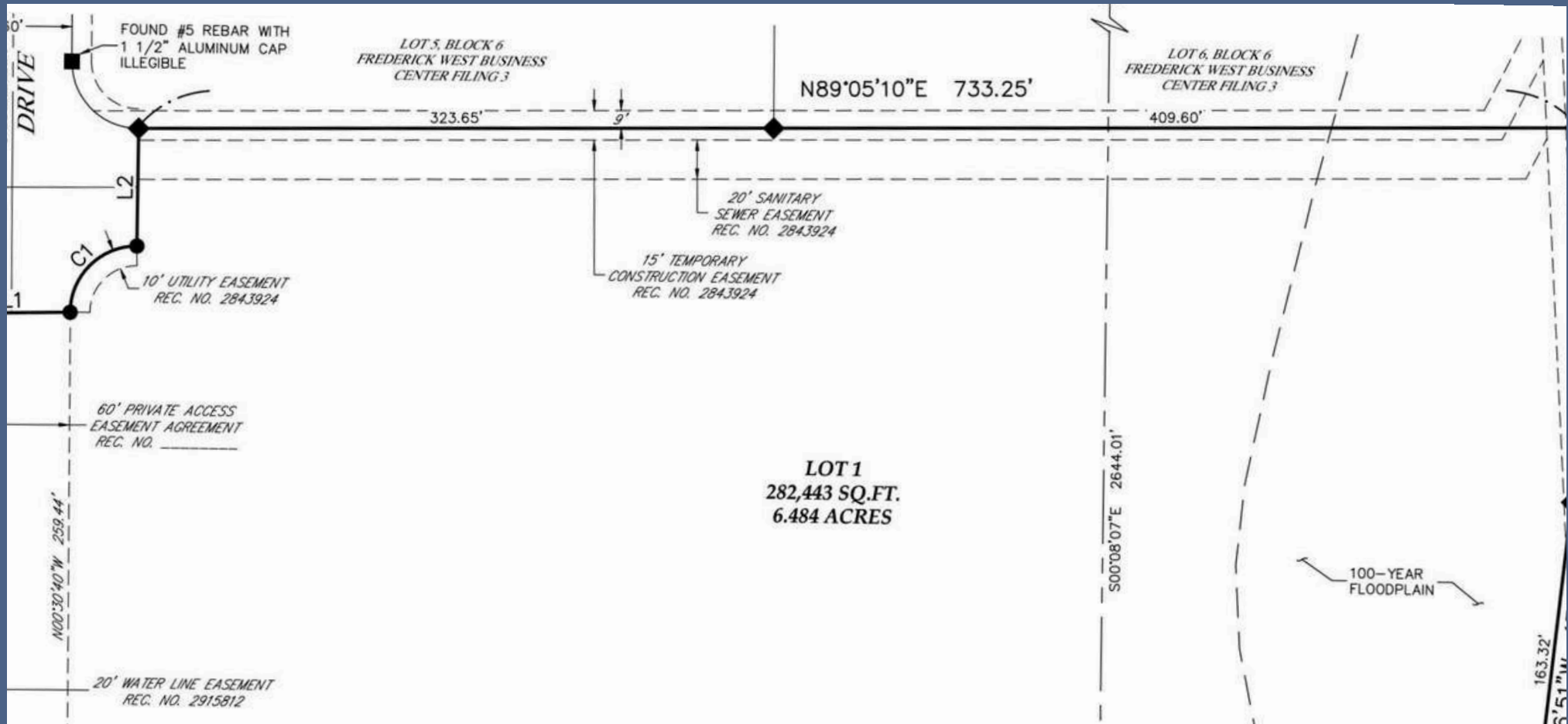
SHEET 1 OF 1

Step Commercial Group

303-578-2283

www.stepcre.com

Zoom into 7308 Miller Plat





Take the Next Step

Contact US



Manuel Martin

970-698-0188

manuel@stepcre.com



James Bealer

936-444-5277

james@stepcre.com