



LINDSEY SAMPIER BAKER

HUMMINGBIRD HOMES  
EXP REALTY

E. LINDSEY@LINDSEYSELLSCOLORADO.COM  
W. LINDSEYSELLSCOLORADO.COM  
P. 970.214.9715

7 ACRES PRIME INVESTMENT LAND IN  
A HIGH GROWTH CORRIDOR  
**3206 ERIE PARKWAY**  
**ERIE, CO 80516**



# INTRODUCING 3206 ERIE PARKWAY

PRIME FRONTAGE LAND | HIGH GROWTH CORRIDOR  
| COMMERCIAL, RETAIL MIXED-USE OPPORTUNITIES



Located on one of Northern Colorado's busiest and most strategic routes, this 7-acre parcel along Erie Parkway offers unmatched visibility, access, and long-term development potential. Over 20,000 vehicles pass by daily, providing constant exposure for future business or mixed-use projects.

Positioned just minutes from I 25 and near the planned I 25 Erie Gateway Project, this property is surrounded by rapid residential growth, expanding infrastructure, and one of the state's most dynamic communities. The I 25 Gateway is expected to become a major retail and employment center covering more than 1,200 acres, setting the stage for significant commercial expansion across the corridor.

This site is ideal for investors or developers seeking a strong position in a rapidly growing market. With few large parcels remaining along Erie Parkway, 3206 represents a rare opportunity to secure frontage land in a community experiencing sustained population and business growth.

## KEY FEATURES

- 7 Acres with direct Erie Parkway frontage
- 20,000 plus vehicles per day
- Minutes from I-25 and Downtown Erie
- Adjacent to the future I-25 Erie Gateway Project
- Surrounded by new residential development
- Ideal for commercial, retail, or mixed-use development

ASKING  
PRICE

\$6,000,000

