VACANT LAND FOR SALE 119.2 ACRES - \$10,000,000 - Colorado Highway 119 & Weld County Road 3 ½



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VACANT LAND FOR SALE **PROPERTY OVERVIEW**



Property Summary Highway 119 & Weld County Road 3 ½ Asking Price: \$10,000,000

The subject property consists of 119.2 acres of land that is part of Union Crossings 313 acre master plan. It is situated in the growing community of Firestone. Bordered by State Highway 119 to the south and Weld County Road 3 $\frac{1}{2}$ to the west, the property offers easy access to Interstate 25.

Close to the Union Reservoir, the site location provides views of Colorado's Front Range to the west. Vale Farms and Elms Meadow Vale residential communities are adjacent to the east side of the property.

The property was recently annexed by the Town of Firestone and an Outline Development Plan was approved, providing zoning for residential, special use and commercial use. The property is subject to agreements, approved by the Town, including an Annexation Agreement, Public Improvements Reimbursement Agreement and a Vesting Agreement.

Union Crossing Current Land Use Summary

Units		Acres
Commercial		20.0
Multi-Family	340	17.0
Residential (SFD)		62.4
3.25 DU/AC	148	
4.00 DU/AC	249	
Open Space / Street / Wells		19.8
Totals	737	119.2

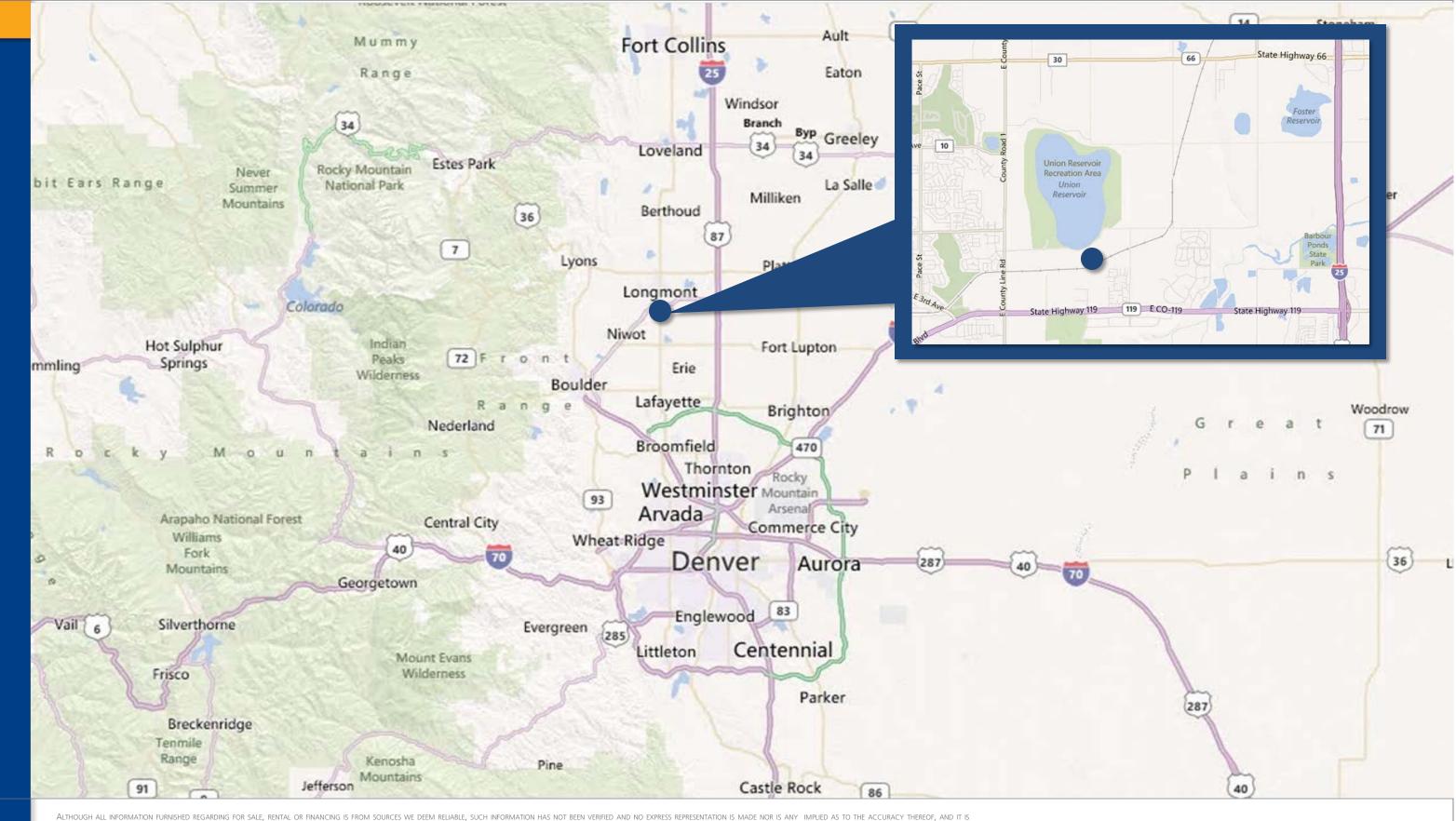
• Please note, the above schematic is only a conceptual plan and has not been approved.

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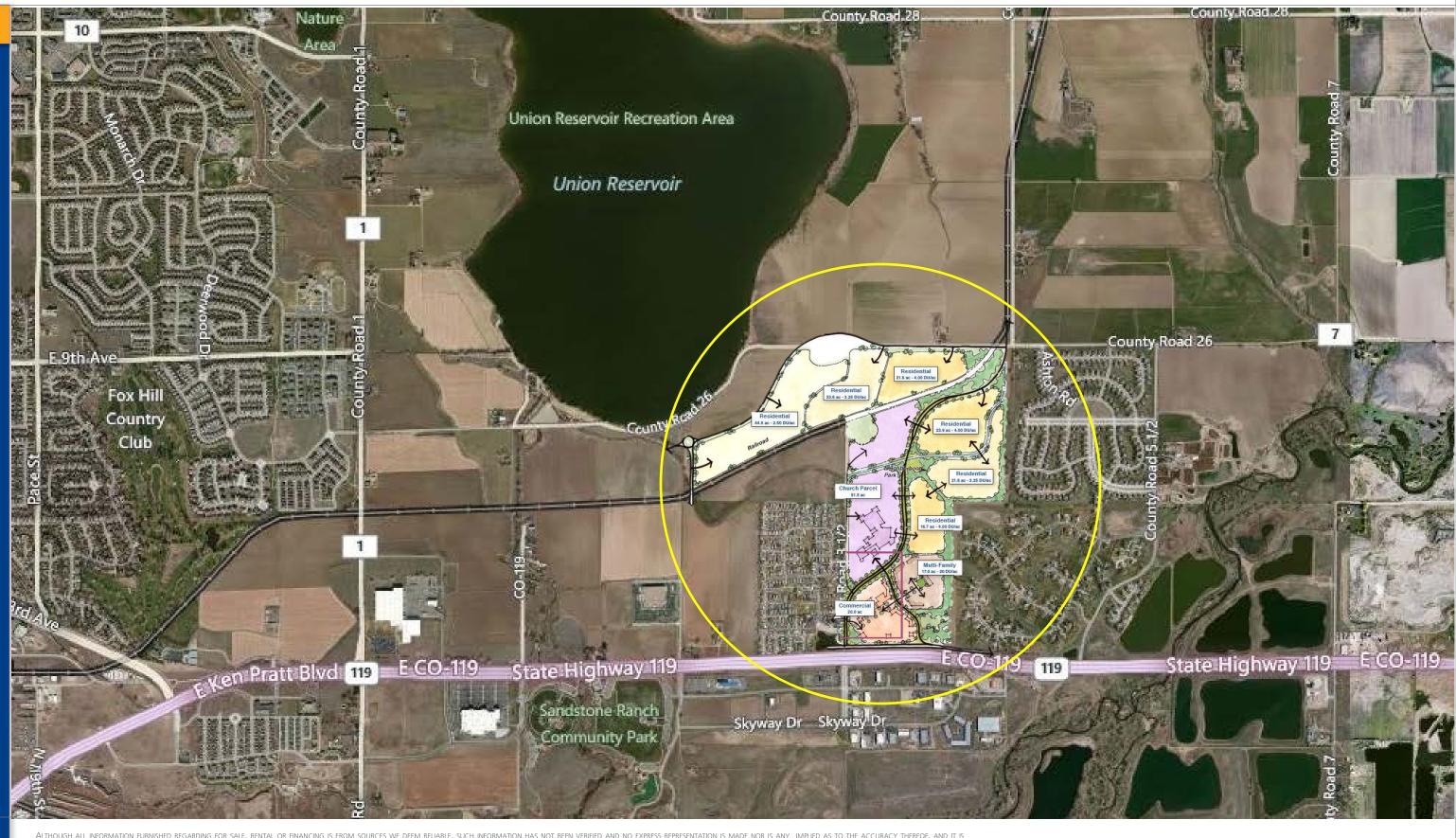
VACANT LAND FOR SALE PROXIMITY MAP



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FOUNDRY

VACANT LAND FOR SALE CONCEPT OVERLAY

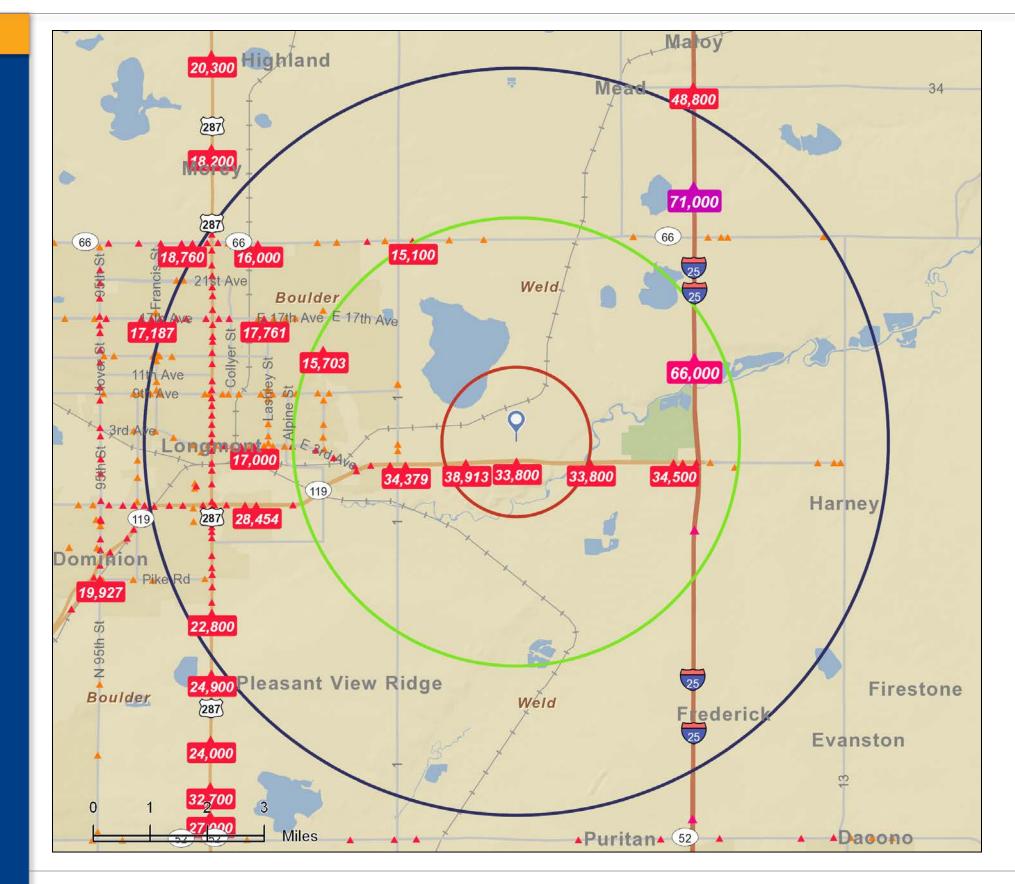


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FOUNDRY

VACANT LAND FOR SALE **TRAFFIC COUNT MAP**



Boulder ongmont 287

Average Daily Traffic Volume ▲ Up to 6,000 vehicles per day ▲6,001 - 15,000 **15,001 - 30,000** ▲ 30,001 - 50,000 ▲ 50,001 - 100,000 ▲More than 100,000 per day

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