

# LAND FOR SALE IN FREDERICK

GODDING HOLLOW PARKWAY & COLORADO BOULEVARD | FREDERICK, COLORADO



## INFORMATION

- 5.35 acres available at Lighted intersection in booming Frederick, CO
- Existing one-inch water tap runs with a 1.5 million gallon capacity with the property.
- Allowed uses include multi-family, gas/c-store, drive thru, retail, MOB.
- Access points allowed on both adjacent roads.

## TRAFFIC COUNTS

On County Rd 18 east of Birch St	2,474 cars/day
On County Rd 18 west of Colorado Blvd	4,239 cars/day*
On Colorado Blvd north of Hwy 52	9,276 cars/day

Source: DRCOG 2013, \*2011

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Est. Population	1,063	8,666	34,959
Avg Household Inc	\$157,745	\$106,682	\$100,364
Employees	549	3,817	8,888
Businesses	41	328	960

Demographics Source: Applied Geographic Solutions 2017

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