

77 ACRES OF RESIDENTIAL LAND FOR SALE

Hamilton Farm

5111 BELLA ROSA PARKWAY | FREDERICK, COLORADO



**FREDERICK
RANKED TOP
PLACE TO LIVE IN
COLORADO**
- USA TODAY (2019)

SIZE

Approximately 77 Acres

CITY/COUNTY

Frederick/Weld

ZONING

Currently zoned PUD with planned residential

USE

Single-family residential

PRICE

\$2,500,000 (Land Price Only)

Water available at prevailing market prices,
2.305 preferred stock Lower Boulder Ditch,
1.66 share common stock Lower Boulder Ditch

PROPERTY HIGHLIGHTS

- One of Frederick's few remaining single-family residential sites
- Great western mountain views
- Water rights available separately (Sufficient for most residential development)

LOCATION HIGHLIGHTS

- Located two miles from the new 130,000 SF Agilent facility, which has brought 200 high-paying jobs to the immediate area. The \$130 million project will bolster Weld county's already thriving economic base, and provide a valuable pool of future home buyers for the project
- Located only one mile east of I-25 in the desirable Tri-City area, which has experienced solid growth over the past 25 years
- Just a few minutes from Firestone Boulevard, which boasts amenities such as grocery stores, restaurants, and other services
- Within miles of several new home developments, including the adjacent No Name Creek development, pricing in the \$400's to low \$500's

SALE INFORMATION

CRAIG PATON

303.952.5596

craig.paton@transwestern.com

CRAIG BUSTOS

303.834.2767

craig.bustos@transwestern.com

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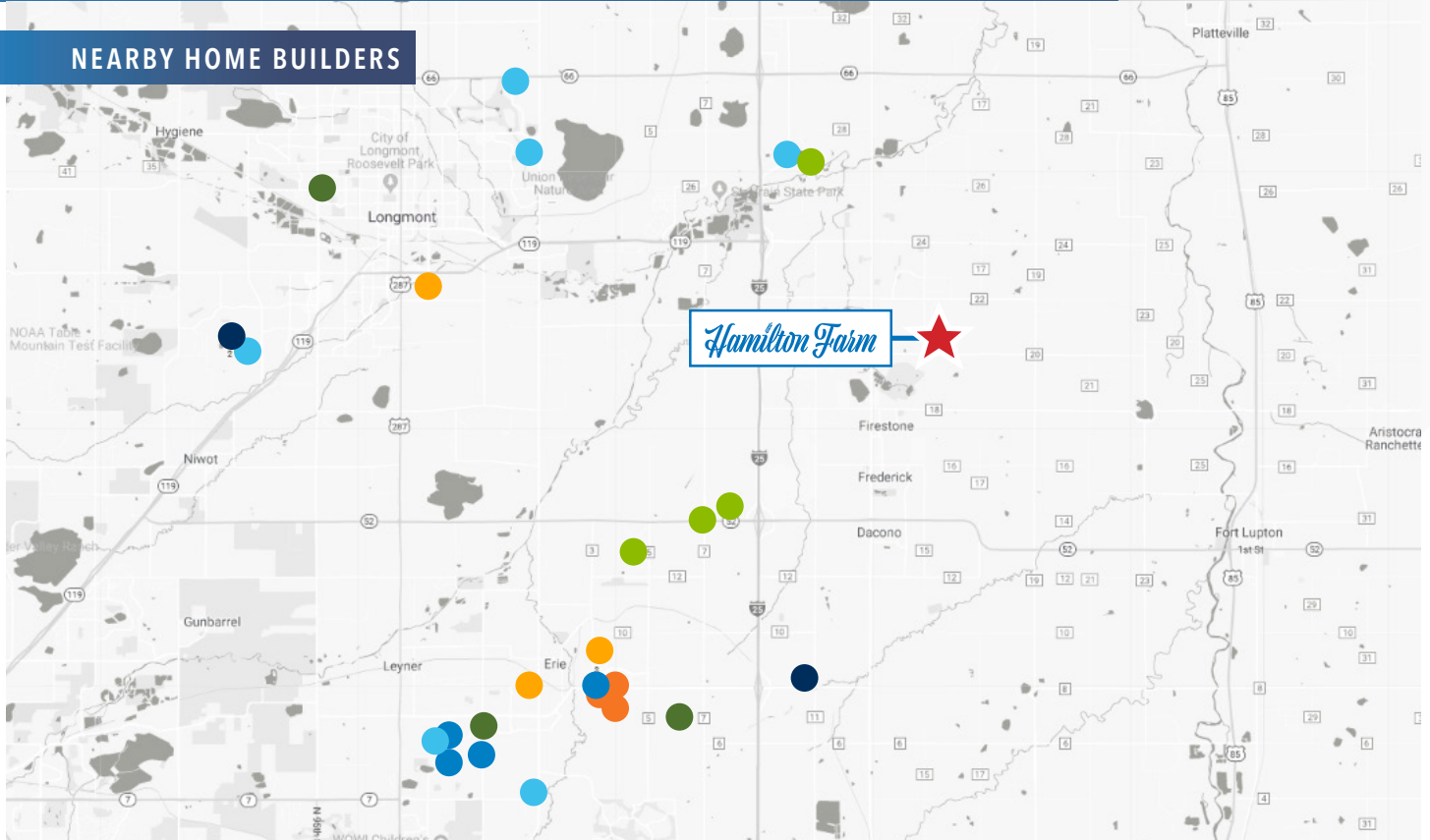
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NEARBY HOME BUILDERS



HOME BUILDER	COMMUNITY	PRICE RANGE	HOME BUILDER	COMMUNITY	PRICE RANGE
Meritage Homes	Harvest Junction	\$473,990 - \$590,866	Oakwood Homes	The Overlook at Erie Highlands	From the high \$300s
Meritage Homes	Creekside: The Erie Collection	\$362,590 - \$395,590	Oakwood Homes	Vista Point at Erie Highlands	From the high \$300s
Meritage Homes	Colliers Hill: The Alpine Collection	\$508,490 - \$710,096	Oakwood Homes	Park House at Erie Highlands	From the high \$300s
Meritage Homes	Colliers Hill: The Forest Collection	\$413,990 - \$521,605			
Meritage Homes	Colliers Hill: The Canyon Collection	\$422,490 - \$583,872	KB Home	Sweetgrass - Legacy Collection	\$360K - \$408K
Ryland CalAtlantic Homes	Compass	\$517,900-\$678,990	KB Home	The Estates at Somerset Meadows	\$581K - \$739K
Ryland CalAtlantic Homes	Flatiron Meadows	\$597,900 - \$667,900	KB Home	The Reserve at Somerset Meadows	\$493K - \$540K
Ryland CalAtlantic Homes	Barefoot Lakes	\$396,990 - \$433,990	Boulder Creek Neighborhoods	Blue Vista	From the \$330s
Ryland CalAtlantic Homes	Provenance	\$499,900 - \$655,900	Boulder Creek Neighborhoods	Brennan by the Lake	From the \$410s
Ryland CalAtlantic Homes	Shadow Grass	TBD	Boulder Creek Neighborhoods	Heron Lakes	From the \$790s
Ryland CalAtlantic Homes	Somerset Meadows	\$833,990 - \$959,990	Boulder Creek Neighborhoods	Denio West	From the \$410s
Richmond American Homes	Barefoot Lakes	Mid \$400s	Shea	Erie - Peakview Collection at Colliers Hill	\$498,000 - \$587,400
Richmond American Homes	Seasons at Colliers Hill	Mid \$300s	Toll Brothers	Toll Brothers at Flatiron Meadow	From \$512,995
Richmond American Homes	The Reserve at Colliers Hill	Upper \$500s	Horizon View Homes	Harmony Farm in Berthoud	From the \$400s
Richmond American Homes	The Sanctuary at Colliers Hill	Upper \$400s	Baessler	Tuscany	From \$311,900
Richmond American Homes	The Villages at Colliers Hill	Low \$400s	William Lyon Homes	Rex Ranch	From the High \$400s
Richmond American Homes	Landmark at Rose Farm Acres	TBD	William Lyon Homes	Flatiron Meadows	High \$400s - Mid \$500s
Richmond American Homes	Seasons at Rose Farm Acres	TBD			
Richmond American Homes	Seasons at Wyndham Hill	Mid \$300s			
Richmond American Homes	Wyndham Hill	Low \$400s			