

Foster Family  
Farm

80 ACRE DEVELOPMENT PARCEL FOR SALE

I-25 & 136TH AVE  
WESTMINSTER, COLORADO 80023



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## PROPERTY HIGHLIGHTS

- 80 total acres
- Zoning: PUD with comprehensive plan overlay
- Potential Uses: multifamily, office, hospitality, healthcare, light industrial
- Site is traversed by Orchard Parkway which allows for easy access from 136<sup>th</sup> to 144<sup>th</sup>
- Beautiful panoramic views to the west
- Convenient access and excellent visibility to I-25 (1,600 feet of frontage on I-25)
- Adjacent to Saint Anthony's new 350,000 SF hospital and The Orchards Town Center with over 1 Million SF of retail
- Future developments neighboring the site include IKEA, Amazon, ViewHouse and 500,000 SF Simon Mall Outlet
- Strong area demographics
  - Population within 3 mile radius - 78,866
  - Average household income within 3 mile radius - \$84,949
- Strategic location equidistant from Denver, Boulder, Fort Collins and Denver International Airport

### SURROUNDING AREA AMENITIES



FUTURE **IKEA**

THE ORCHARDS TOWN CENTER  
**LIFETIME FITNESS** **STAPLES** **AMC THEATRES**  
**MACY'S** **Mini's Cafe** **ROSS**  
**KREI** **RED ROBIN** **TARGET**

INTERSTATE 25

**amazon** FULFILLMENT CENTER

COLORADO BLVD

W. 144TH AVE

St. Anthony Hospital

**Cabela's** **NEW LENNAR MULTIFAMILY** **PARKHOUSE**

NEW SIMON OUTLET MALL

**KING Soopers** **Papa Murphy's**  
**Jack in the box** **ROSATTI'S**

**SITE**

**LOWE'S** **verizon**  
**CHASE** **SUBWAY**  
**Carl's Jr.** **BIG BURRITO**

W. 136TH AVE

**Walmart**

287

SHERIDAN BLVD

HURON ST

**Tokyo Joe's** **US bank**  
**chili's** **POPEYES**  
**STARBUCKS COFFEE** **FedEx**

**COST PLUS WORLD MARKET** **OfficeMax**  
**BARNES & NOBLE BOOKSELLERS** **MATTRESS FIRM**  
**COLD STONE CREAMERY** **Chick-fil-A**

W. 120TH AVE

**PETCO** **BIG LOTS** **Albertsons**