



**DGC** **DACONO GATEWAY CENTRE**  
[www.daconogatewaycentre.com](http://www.daconogatewaycentre.com)



← TO DENVER

INTERSTATE 25

TO FORT COLLINS →

HIGHWAY 52

YORK STREET

**CBRE**





## PROPERTY DETAILS

**SIZE:**  
1 - 177 Acre Sites

**PRICE:**  
\$5 - \$10/SF

**ZONING:**  
I-1, Light Industrial  
C-R, Commercial Residential

## PROPERTY LOCATION

- Located in southwest Weld County, which has become one of Colorado's fastest growing counties
- Direct access to I-25, Highway 52 and close proximity to E-470
- Close proximity to Boulder, Rocky Mountain National Park and other area attractions
- Located in a Qualified Opportunity Zone
- Positioned with panoramic views of the Rocky Mountains
- Situated centrally in the thriving economic growth area of the North Denver/I-25 corridor
- The Tri-Town area of Dacono, Firestone and Frederick are experiencing dramatic growth

## TRAFFIC COUNTS

I-25 @ Hwy 52 - 113,000 VPD  
 Hwy 52 @ I-25 - 21,000 VPD  
 I-25 @ E-470 - 123,000 VPD  
 - CDOT 2016

**Dacono Gateway Centre** is a 177 acre mixed-use development property situated at the "gateway" to the City of Dacono, Colorado. Comprising the entire southeast corner of Interstate 25 and Colorado Highway 52 interchange, this project commands extensive frontage on both the Interstate and Highway 52. The property benefits from regional detention with full utilities on site. Flexible zoning makes many uses available – office, medical office, retail, multifamily housing, assisted living, and other related uses. The property is located in a Qualified Opportunity Zone, which provides material tax benefits for investments made into an OZ. Capital gains taxes can be deferred, reduced and even eliminated. Frontage Road access with signalized dual left-hand turn lanes for common access. Future fully signalized movement intersection for primary access at Washington Street from Highway 52 and third access point from Washington Street to York Street.





# Dacono, Colorado

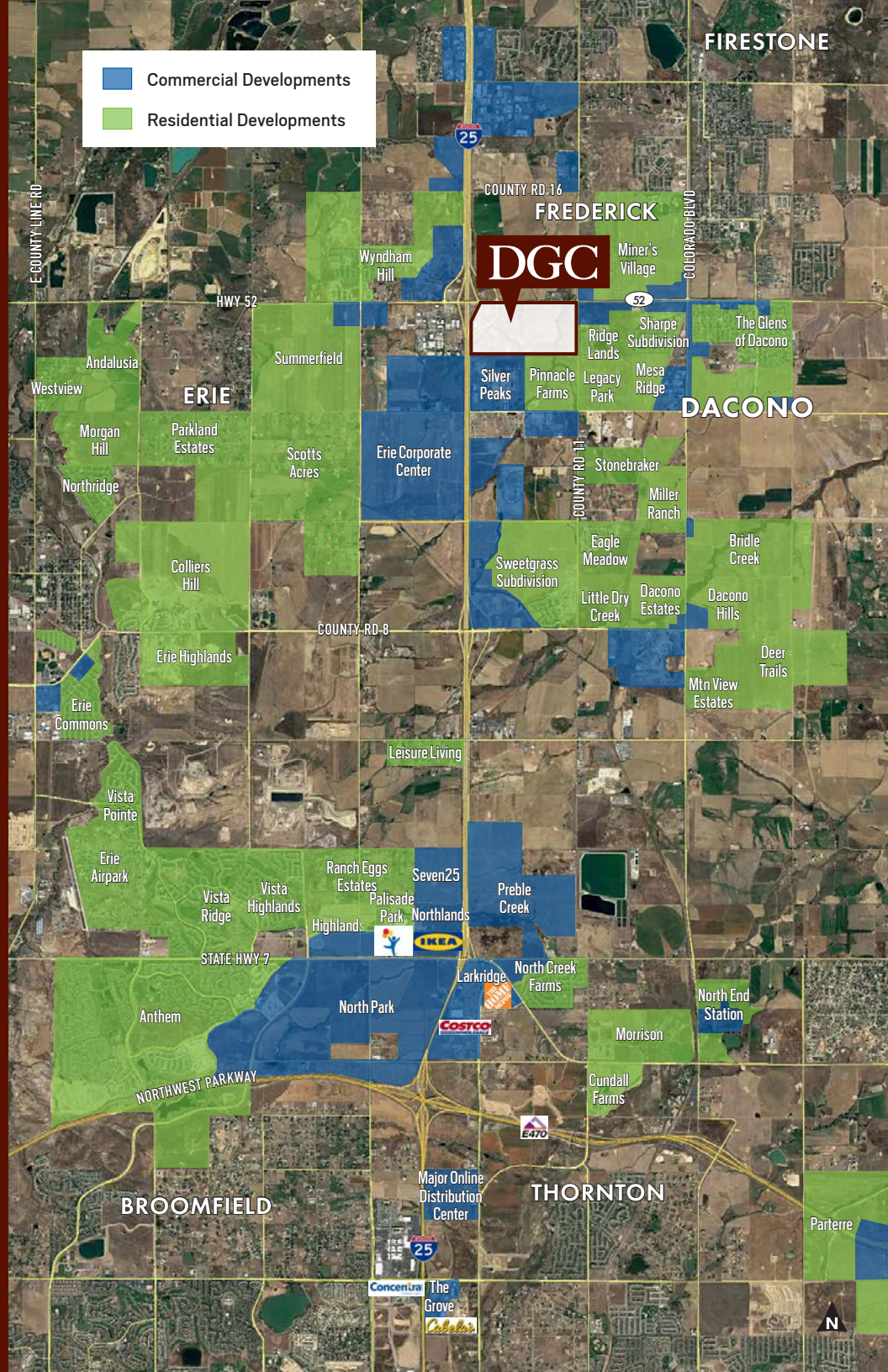
**Small Town Friendly. Big City Connections.**

## DACONO AT A GLANCE

- With nearly 8.2 square miles, Dacono foresees a future growth that will expand the boundaries to 22 square miles (City of Dacono)
- In recent years, Dacono has seen a rise in population with its affordable housing, proximity to Denver, and friendly, small town atmosphere.
- Population of Dacono: 22.6% growth rate from 2010-2016 (US Census)
- The Tri-Towns of Dacono, Firestone and Frederick are centrally located between the Denver metro area and Northern Colorado with convenient access to both I-25 and E-470. The Tri-Towns have a history of working together and are now developing formal plans for the region. Together, the three communities are recognized for diverse activities, strong heritage and growing opportunities.

## COLORADO AT A GLANCE

- Colorado's population grew by 11% from 2009-2016, to 5.5 million residents.
- Colorado was ranked the seventh-best state to make a living in 2015 by Forbes, with a cost of living that is similar to the national average. (NerdWallet, 2015)
- Colorado ranked 9th state overall based on an average from health care, education, crime & corrections, infrastructure, opportunity, economy and government. (US News)
- Colorado is the 8th largest state in terms of landmass. While its geographic diversity and natural resources have been an economic advantage as well as a draw for tourism, the state's government has made efforts to diversify the economy over the past decades.



THORNTON

BROOMFIELD

BOULDER



COUNTY RD 8



Colorado National  
Speedway

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COUNTY RD 12

Future  
Pinnacle Farms  
Residential

Silver  
Peaks

INTERSTATE 25

ERIE



HIGHWAY 52

YORK ST/COUNTY RD 11

Dacono  
Gateway Centre

Indian Peaks  
Medical Center

FREDERICK

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## DEMOGRAPHICS

	5 Miles	15 Miles	30 Miles
2018 Estimated Population	37,282	642,671	2,630,488
<b>2018-2023 Annual Population Growth Rate</b>	<b>4.06%</b>	<b>1.97%</b>	<b>1.70%</b>
2018 Estimated Households	12,867	234,278	1,029,985
<b>2018-2023 Annual Household Growth Rate</b>	<b>4.08%</b>	<b>1.90%</b>	<b>1.66%</b>
2018 Average Household Income	\$107,014	\$105,599	\$90,157
2018 Total Housing Units	13,401	240,514	1,073,184

- ESRI 2019

## AREA DRIVE TIMES

<b>DIA</b>	31 Minutes	31.4 Miles
<b>Boulder</b>	32 Minutes	19.6 Miles
<b>Denver</b>	33 Minutes	26.9 Miles
<b>Longmont</b>	20 Minutes	12.5 Miles

FOR MORE INFORMATION PLEASE CONTACT:

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**CBRE**