



www.FullerRE.com

30± Acres for Sale in Unincorporated Boulder County

1716 S. 96th Street, Broomfield, Colorado 80020



30± acres currently zoned Rural Preservation in Boulder County; will require subdivision and Comp Plan Amendment in order to develop.

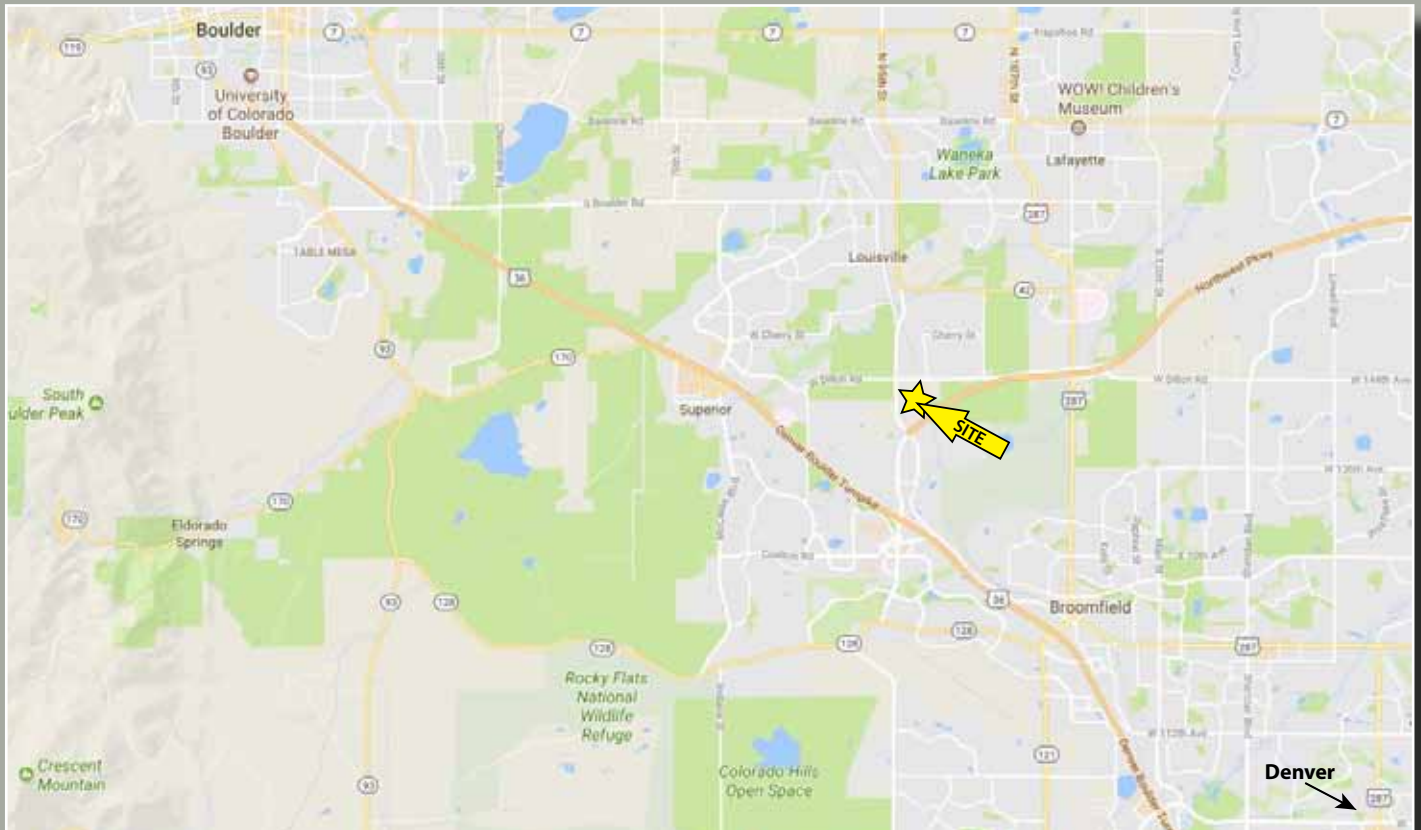
Full signalized access from Dillon Road (16,000 vpd). One mile from Northwest Parkway (E-470) access. Across Dillon Road from new 400,000 sf, state-of-the-art technology campus being developed by Etkin Johnson.



Cary Clark

Senior Vice President
(720) 724-3339 (cell)
CClark@FullerRE.com

Sale Price: \$3,250,000

**DEMOGRAPHICS** (CoStar 2017)

	1 Mile	3 Mile	5 Mile
Population:	2,044	58,518	127,981
Households	1,127	23,890	50,299
Average HH Income	\$103,416	\$113,361	\$113,803
Median Age	36.50	37.90	38.40

TRAFFIC: (CoStar 2016)

S. 96th Street @ Dillon Road - 16,314 vpd