

FIRESTONE PLAZA

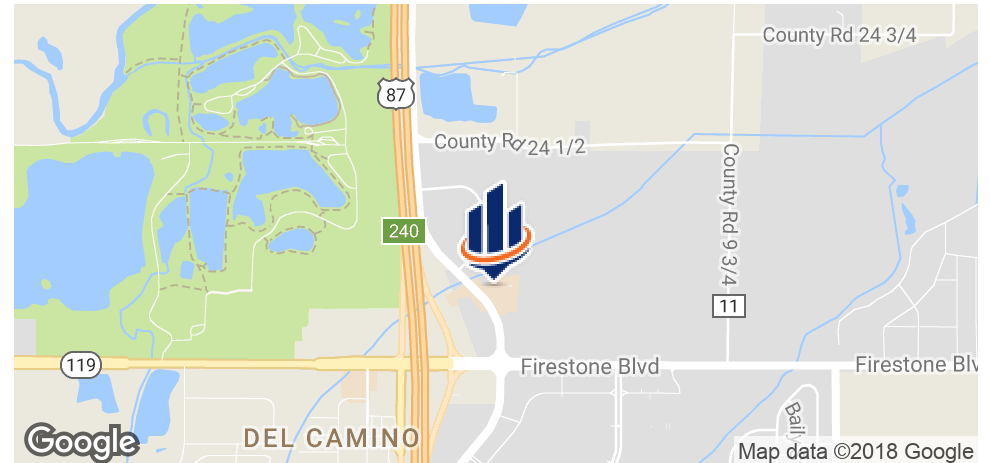
4217 UNION STREET
FIRESTONE, CO 80504

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Subject Property
1.91 Acres
Regional Commercial Zoning

Google

Commercial Lot For Sale



OFFERING SUMMARY

Sale Price: \$630,000.00

Price/SF: \$7.57

Lot Size: 1.912 Acres

Buildable SF: 24,995

Zoning: Regional Commercial Zoning

County: Weld

3RD BUSIEST INTERSECTION IN COLORADO

Located east of Interstate 25 and Hwy 119 interchange with over 140,000 vehicle traffic per day. Four new hotels, multifamily development, and restaurants are immediate neighbors, along with Starbucks and Qdoba in the building across the street. Ideal for a variety of businesses, including restaurants, retail, office, single or multi-tenant uses.

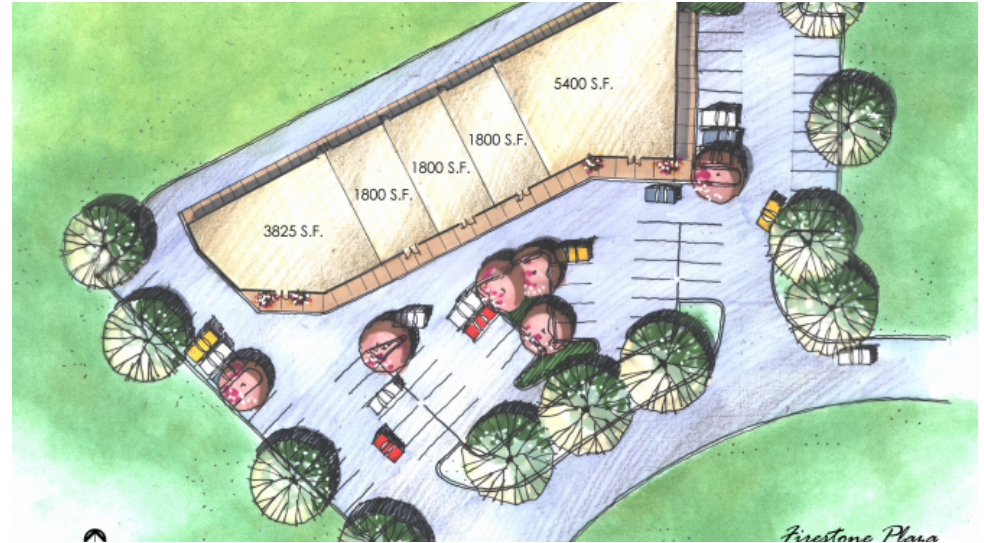
PROPERTY HIGHLIGHTS

- Visibility and access from Interstate 25
- Crossroad for Firestone/Frederick/Dacono workforce
- Flexible zoning allows for a broad range of commercial uses

DEMOGRAPHICS

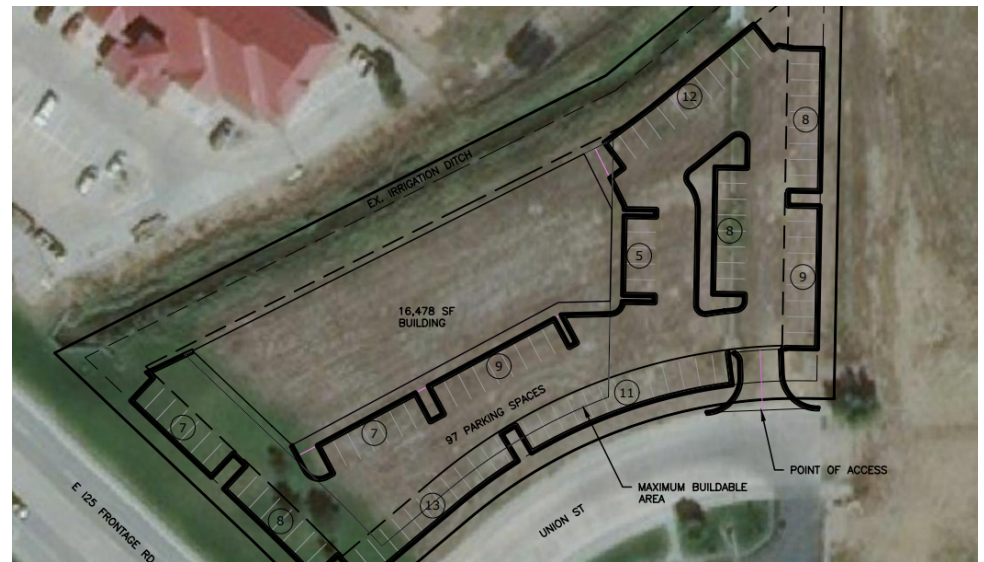
	1 MILE	5 MILES	10 MILES
Total Households	387	7,294	42,064
Total Population	1,232	22,339	115,179
Average HH Income	\$88,240	\$90,549	\$75,936

Conceptual Site Plans

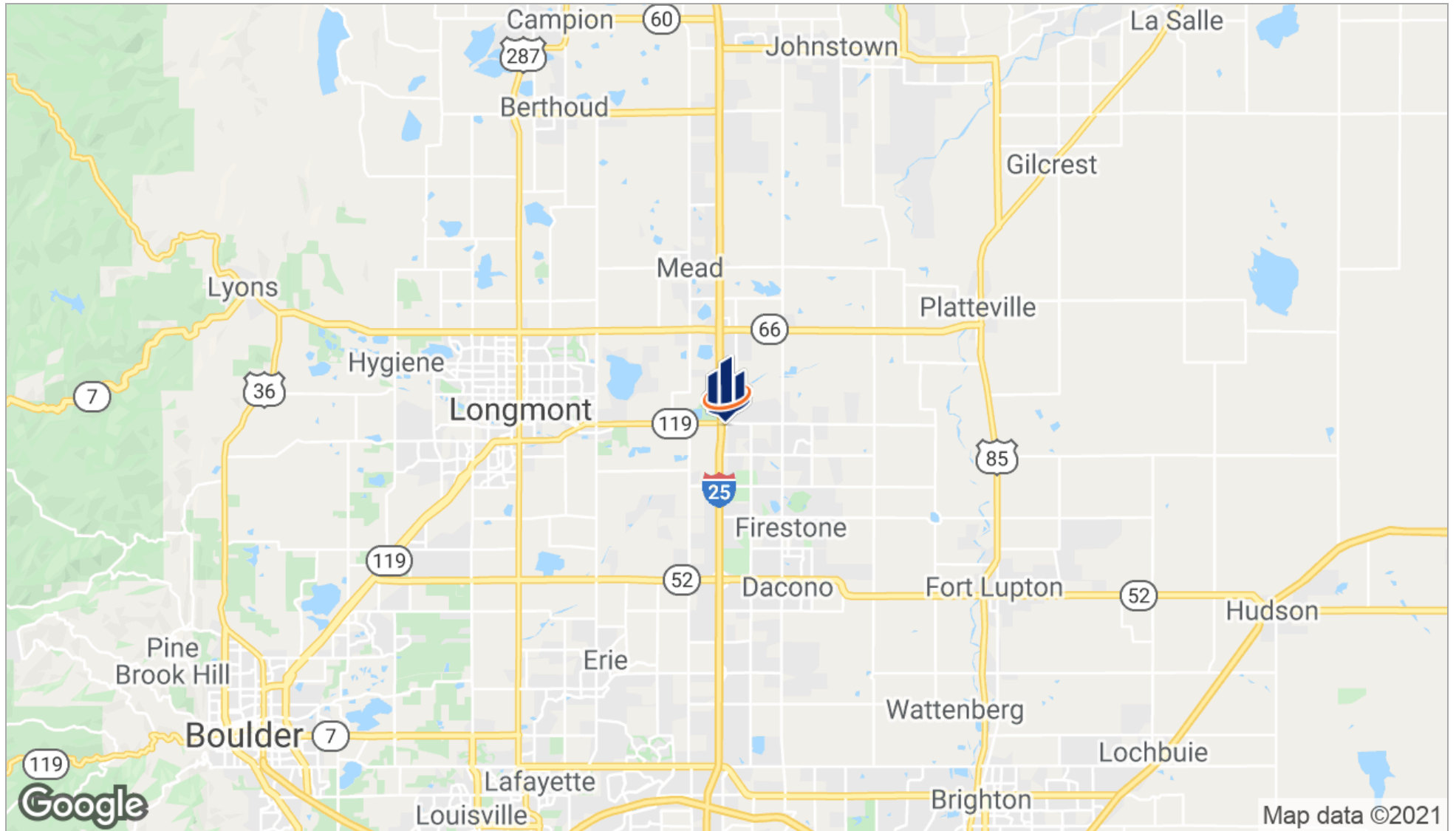


POTENTIAL SITE DEVELOPMENT

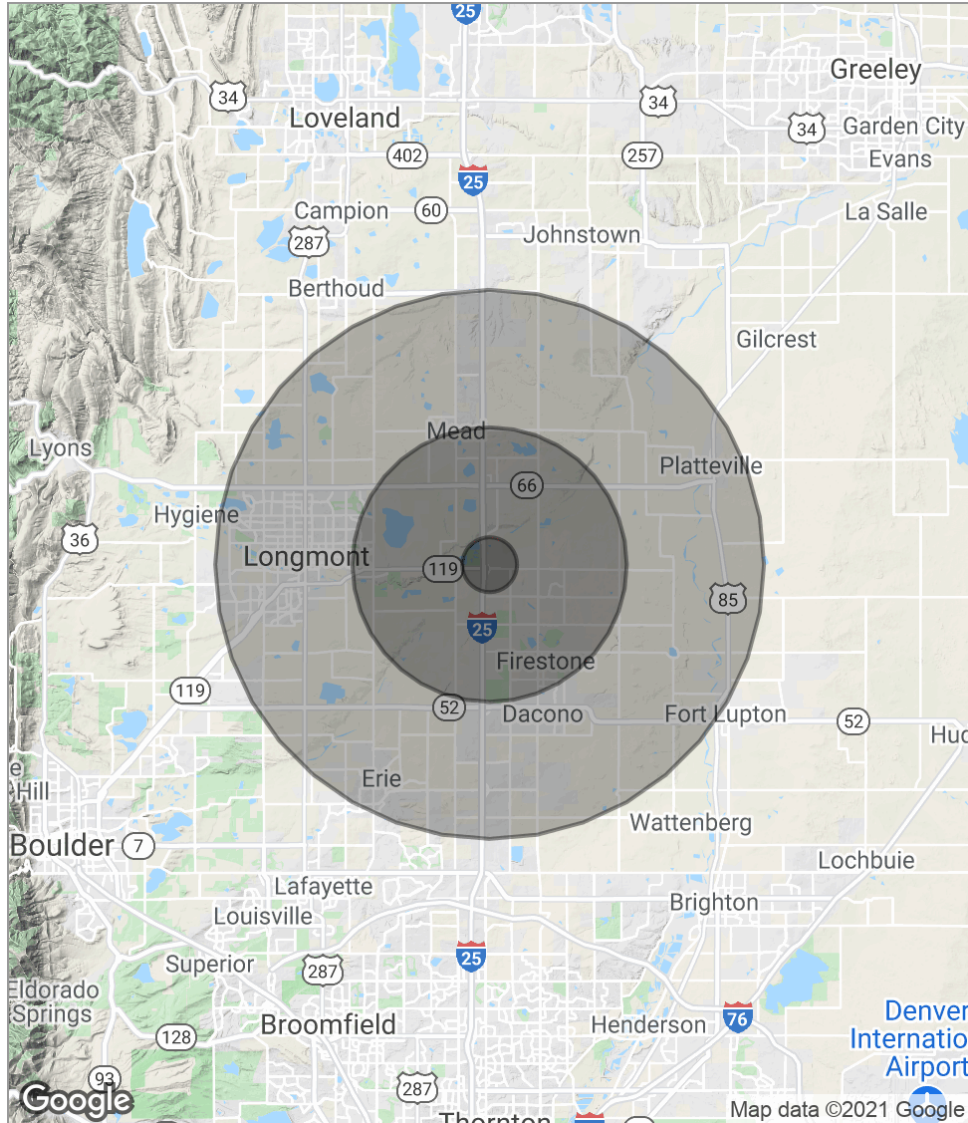
Maximum Building Footprint	24,995 SF (30 % of total Lot Area)
Parking Spaces	100 (1 space per 250 SF of Building)
Maximum Building Height	50 ft
Signage	50 ft pole sign allowable
Landscape requirements	7%
2" water main on west side of property	
4" Sewer access on east side of property	
No on-site detention necessary	



Location Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,232	22,339	115,179
Median age	29.5	33.2	35.1
Median age [Male]	30.3	34.1	35.1
Median age [Female]	29.3	32.7	35.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	387	7,294	42,064
# of persons per HH	3.2	3.1	2.7
Average HH income	\$88,240	\$90,549	\$75,936
Average house value		\$525,576	\$237,716

* Demographic data derived from 2010 US Census