

FIRESTONE CROSSING RETAIL PAD SITE

FOR SALE
FIRESTONE, CO 80504



LOT 2: 0.911± ACRES (39,676 SF)
\$9.95 / SF (\$394,776)

ZONING: Neighborhood Center

UTILITIES: At, or adjacent to, site

Retail pad site located near the SWC of the signalized intersection of Firestone Boulevard and Colorado Boulevard. The site is in close proximity to Interstate 25 within a rapidly growing commercial and residential area, and has infrastructure in place with utilities at or adjacent to site. Adjacent to Walgreens, King Soopers shopping center, UC Health Emergency Room and many other retailers in the immediate area.

FIRESTONE POPULATION GROWTH

Population Change (2000 - 2017) +624.6%

Source: www.city-data.com

For more information:

 **REALTY NOVA
OF COLORADO, LLC**

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LOCATION INFORMATION

Firestone remained a small town until its boom began in 2000. During that time, the population soared from 1,908 to 10,147 in 2010, notching out a 432 percent growth during that period. While the community continues to offer a small-town feel, it attracts a variety of new residents including many young families looking for affordable living and a short commute to regional metro areas.

Miles of trails make up the Firestone Trail system, which is part of the regional Colorado Front Range Trail system. The trails offer great recreation opportunities for residents and visitors to enjoy the great outdoors and connect to various parks and community amenities. The community is also home to the award-winning Saddleback Golf Club and St. Vrain State Park.

DEMOGRAPHICS:

DISTANCE	1 MILE	3 MILES	5 MILES
2021 Est. Population	9,362	23,355	38,244
2026 Projected Population	10,921	27,407	45,563
Est. Avg. HH Income	\$118,776	\$117,040	\$115,000
Median Age	32.9	35.0	36.0

Source: Site To Do Business, September 2021

FIRESTONE ACCOLADES:

- Ranked in the top '10 Cities Primed for Economic Growth and Opportunity in 2018', Cardrates.com.
- Ranked 5th, 'Colorado's 20 Safest Cities of 2018', SafeWise
- Ranked 8th, Most Affordable Colorado City, June 2016, SmartAsset.
- Ranked 1st, Best Cities for Homeownership in Colorado, March 2014, NerdWallet.

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WHY LOCATE YOUR BUSINESS TO FIRESTONE?

- **Location** - Strategically located midway between Denver and Fort Collins along I-25 and SH 119, Firestone is only minutes away from E-470 and DIA.
- **Desirability** - Evidenced by the US Census Bureau 2010 population totals showing Firestone as the fastest-growing municipality in Colorado over the last decade.
- **Low Taxes** - Lowest taxes in the region. Sales tax is only 3.6%, with no sales tax on food groceries. Property tax is only 6.8 mills and the Town has almost no debt obligations.
- **Development** - Review process in Firestone is fast and efficient. Many commercial developments have been processed in six weeks or less.
- **Flexible Master Plan** - Principals of free-market economy and provides flexibility for the development of high-quality residential, commercial and employment development.

Source: Town of Firestone: <http://www.firestoneco.gov>

Market Data:

Southwest Weld County:

With a population estimated to reach 82,435 by 2020, the southern region of Weld County has experienced some of its fastest growth recently. Offering an attractive small town/rural quality of life with abundant new homes, excellent schools, the region is strategically located just north of metro Denver and east of Boulder, which has fueled booming residential growth.

Town of Firestone:

Firestone continues to experience significant residential growth, earning the title of the Fastest Growing Community in Colorado between 2000 and 2010, with a 432 percent increase. Firestone has more than 65 major residential, commercial, employment and mixed-use developments, with an estimated 2,000 jobs.



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FIRESTONE CROSSING

AVAILABLE:

	Size (acres)	Sq. Ft.	Price / Sq. Ft.	Price
LOT 2	0.911±	39,676	\$9.95	\$394,776

UTILITY PROVIDERS:

- Water: Town of Firestone
 - Sewer: St. Vrain Sanitation
 - Electric: United Power
 - Natural Gas: Blackhills Energy
- Utilities at, or adjacent to, site.*



ZONING: Neighborhood Center

PERMITTED USES:

- Retail commercial
- Retail sales and service
- Retail showroom
- Food sales
- Personal service
- Office-showroom
- Sports centers
- Recreation facilities
- Repair and service
- Gas stations
- Car washes
- Establishments serving liquor
- Grocery Stores
- Banks
- Indoor entertainment, including movies and theaters

*Please note that other uses may be permitted administratively or by Planning and Zoning Board review. Please see the Town of Firestone Land Use Code for a complete list of these uses and other important zoning standards.

For a full list of uses and complete Zoning Code: [Click Here](#)

RESTRICTED USES:

- Coffee shop
- Hamburger sales
- Tire sales and installation, or installation of wheels, shocks, brakes, or batteries
- Automotive parts, supplies, accessories sales
- Landscape nursery

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PROPERTY LOCATION



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