ERIE PARKWAY RETAIL OPPORTUNITY

±6.5 ACRES | DACONO, CO

CONTACT FOR MORE INFORMATION

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EXECUTIVE SUMMARY

This 6.5-acre commercially zoned parcel is in the heart of Dacono's development activity. With thousands of future homesites surrounding the parcel on all sides, the site is positioned for an efficient development with strong visibility and access, and its flexible footprint and zoning allow for a myriad of uses and layouts to meet tenant and resident demand.

With daily commuter traffic steadily increasing, the property supports multiple development strategies, including convenience-oriented retail, dining, professional office uses, and light industrial applications. Limited nearby commercial supply creates a first-mover advantage, with upside potential as the population grows around the property and demand for local services increases.

LOCATION

Dacono makes up one third of the 'Tri-Towns' in Weld County, Colorado. Located just south of Firestone and Frederick, about 30 miles north of Denver and 21 miles from Boulder it is an ideal commuter location for professionals and families seeking affordable living with convenient access to urban centers. The recent influx of Denver–Boulder commuters and new families relocating to the 'Tri-Towns' for affordable, convenient living has created an underserved demand for retail, dining, and professional services. Rooted with a history in agriculture, coal mining, and railroad, the area has cultivated a stable, family-oriented community that continues to attract new residents.

For builders, developers, and investors, Dacono presents exceptional growth opportunities. The town's strategic location along major transportation corridors-particularly Erie Parkway and I-25, two of Northern Colorado's busiest routes -provides excellent visibility and accessibility for commercial and residential projects alike.

OVERVIEW

- Approximately 1 mile south of Highway 52 and 2 miles east of I-25
- Zoned for commercial use

PRICE

$1,050,000

SIZE

±6.5 Acres

ZONING

Commercial, Retail

UTILITIES

Water: Central Weld County Water District
Electric: United Power
Gas: Black Hills Energy
Sanitation: St. Vrain Sanitation

DETAIL | 6.5 ACRES | DACONO

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OBLIQUE | 6.5 ACRES | DACONO

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DEVELOPMENT | 6.5 ACRES | DACONO

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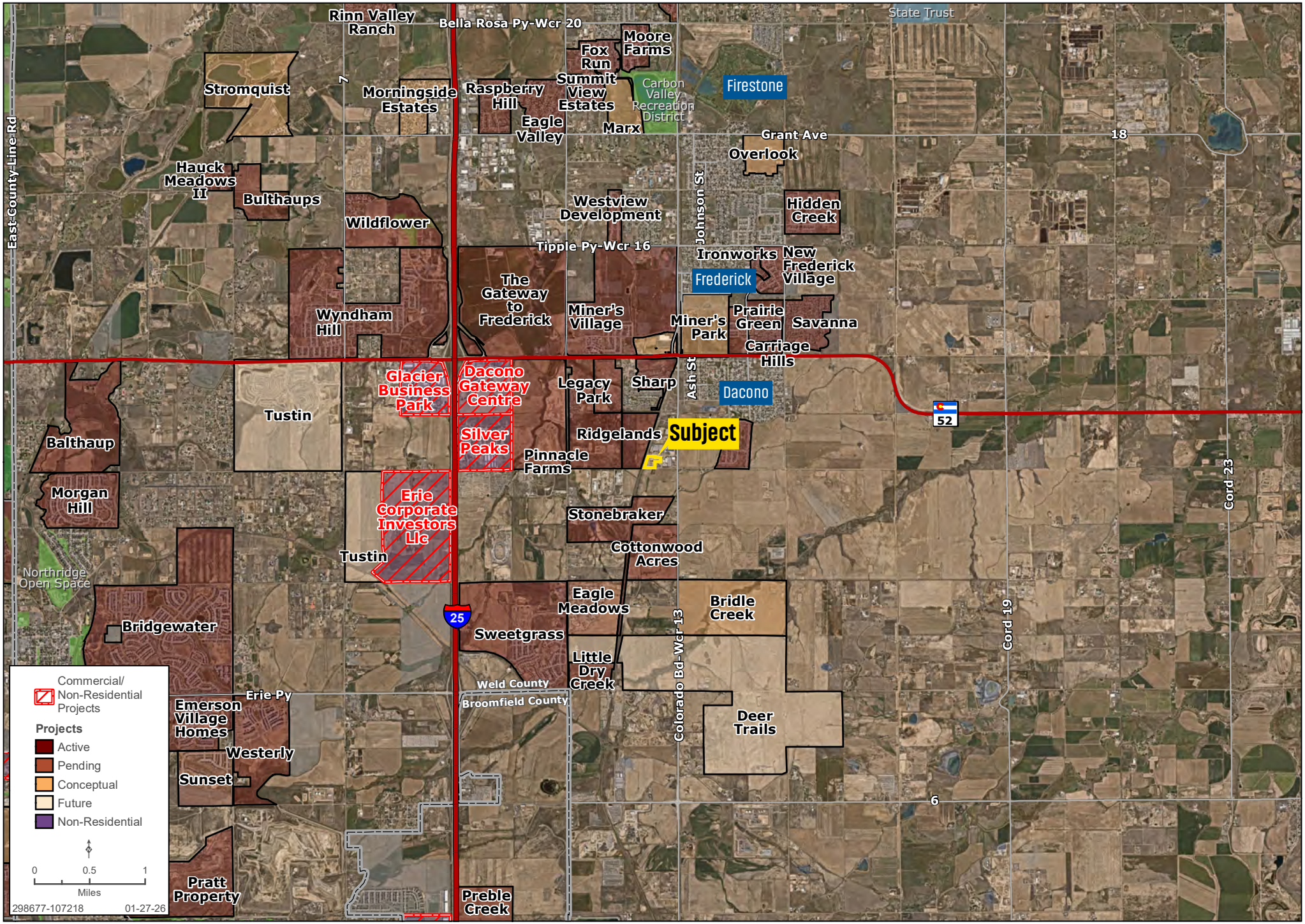

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DACONO DEVELOPMENT DISTRICTS | 6.5 ACRES | DACONO

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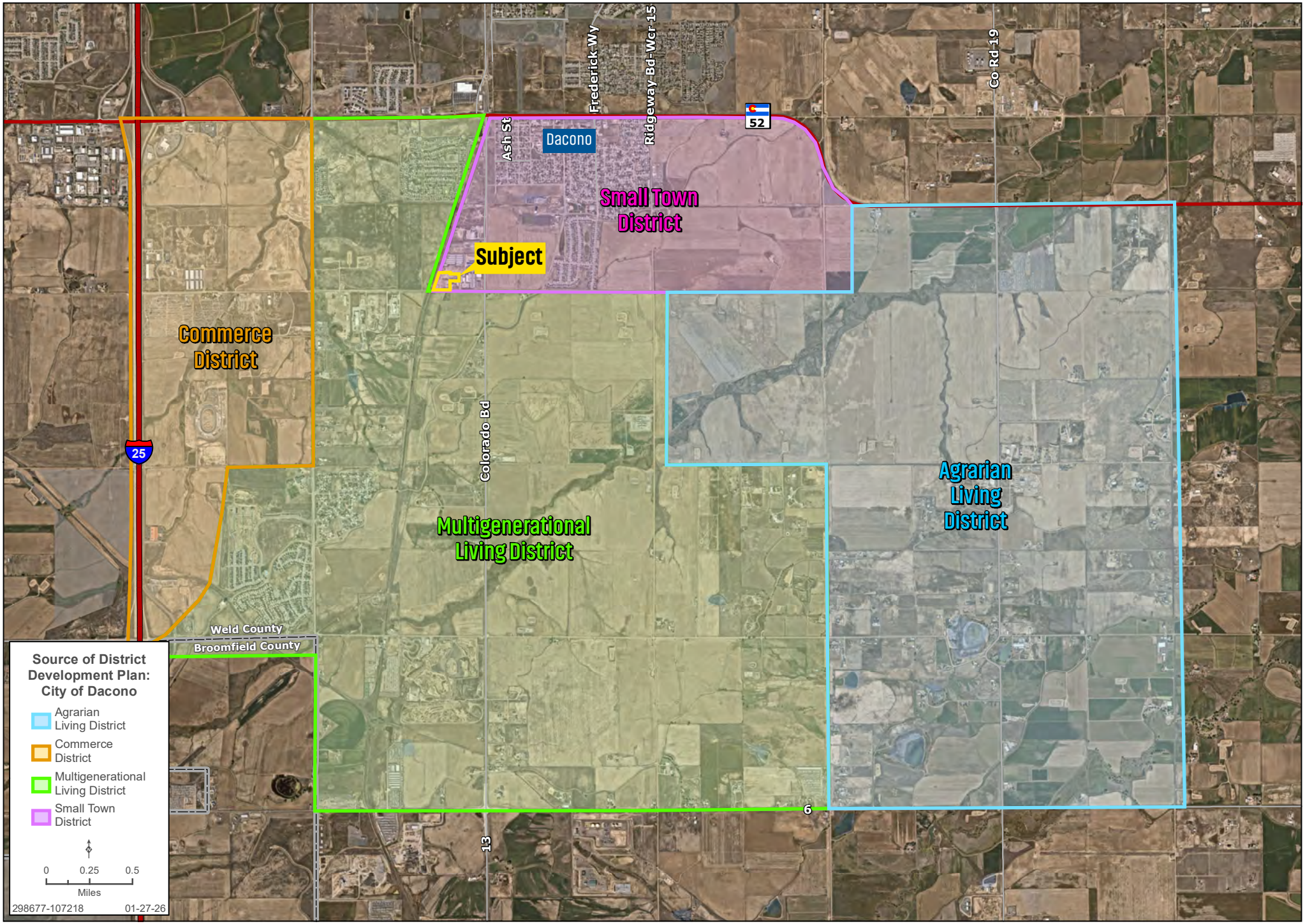

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DRIVE TIME | 6.5 ACRES | DACONO

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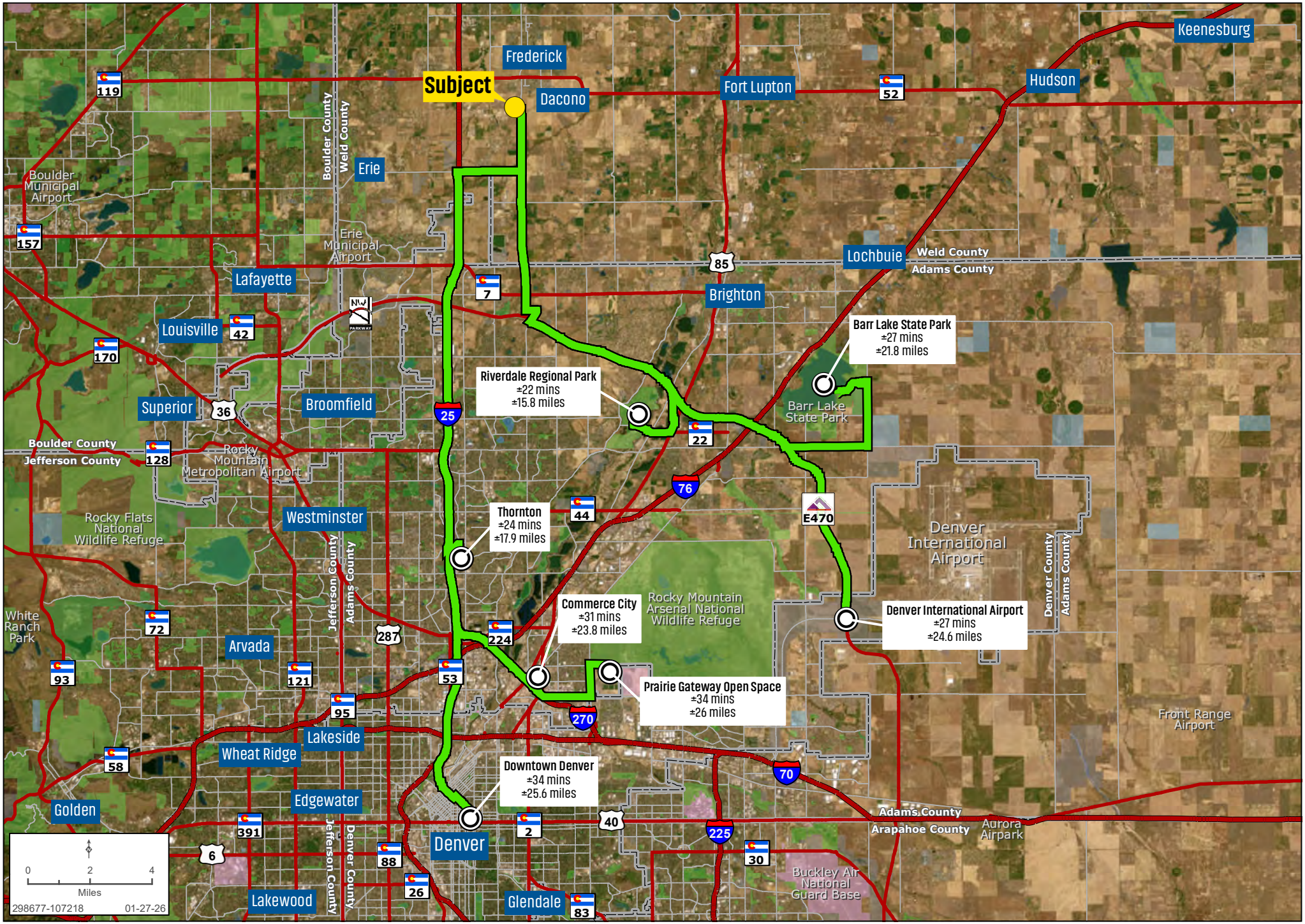

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RETAIL | 6.5 ACRES | DACONO

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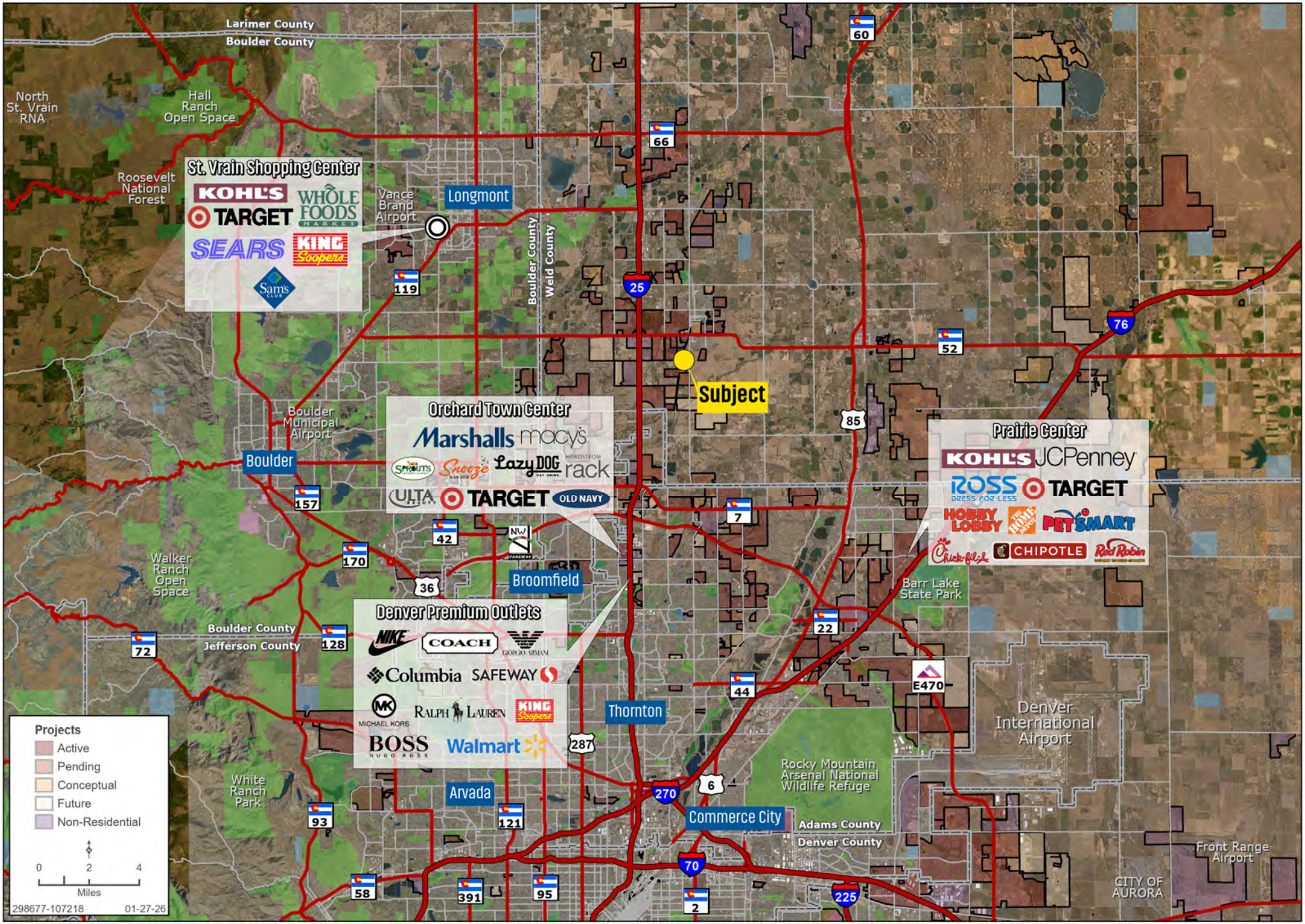

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EMPLOYERS | 6.5 ACRES | DACONO

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REGIONAL | 6.5 ACRES | DACONO

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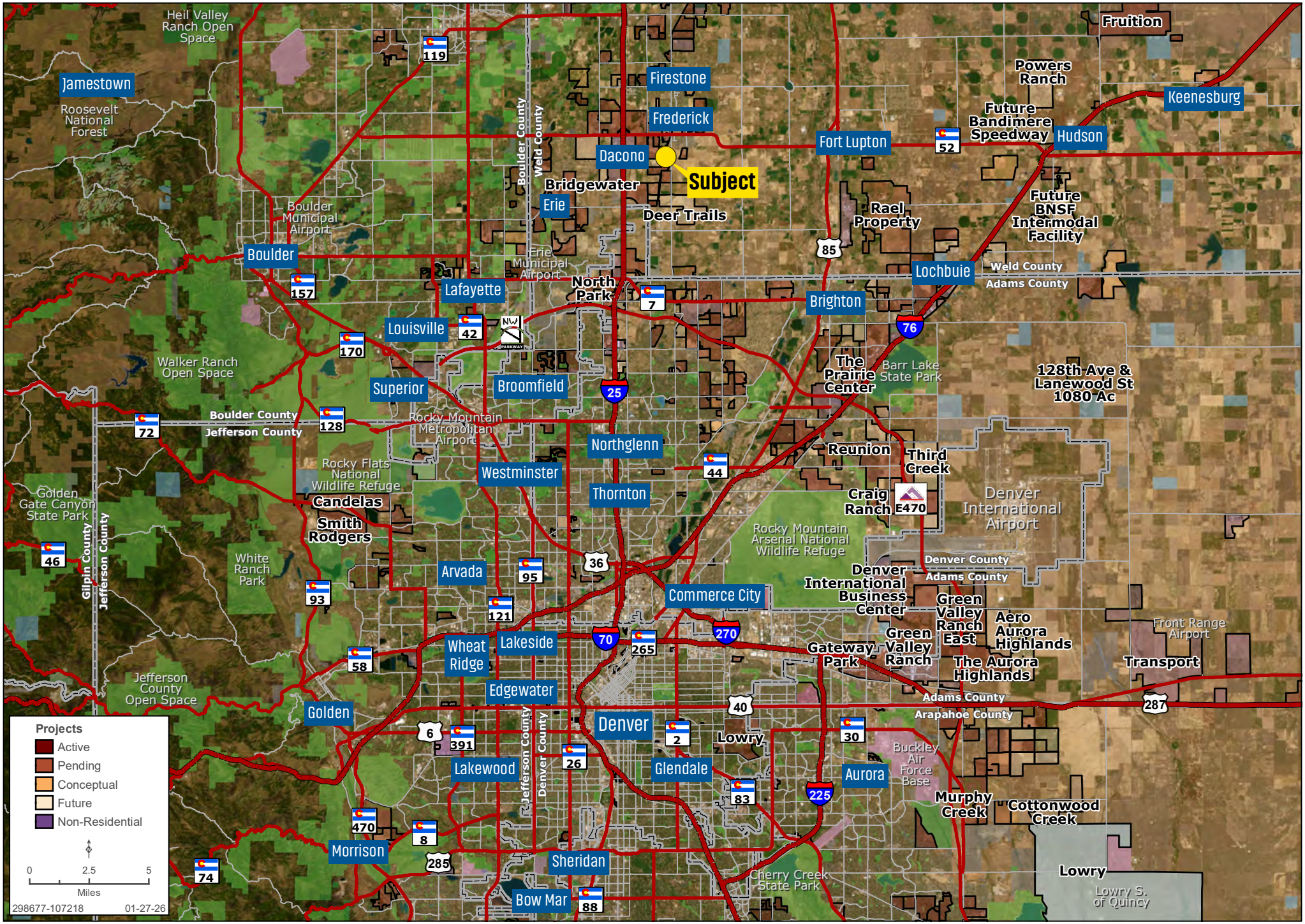

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