

71 AC. DEVELOPMENT OPPORTUNITY at same INTERCHANGE as NEW IKEA

HARD NE CORNER – I-25 and CO HWY 7



BULK LAND FOR SALE MIXED USE POTENTIAL

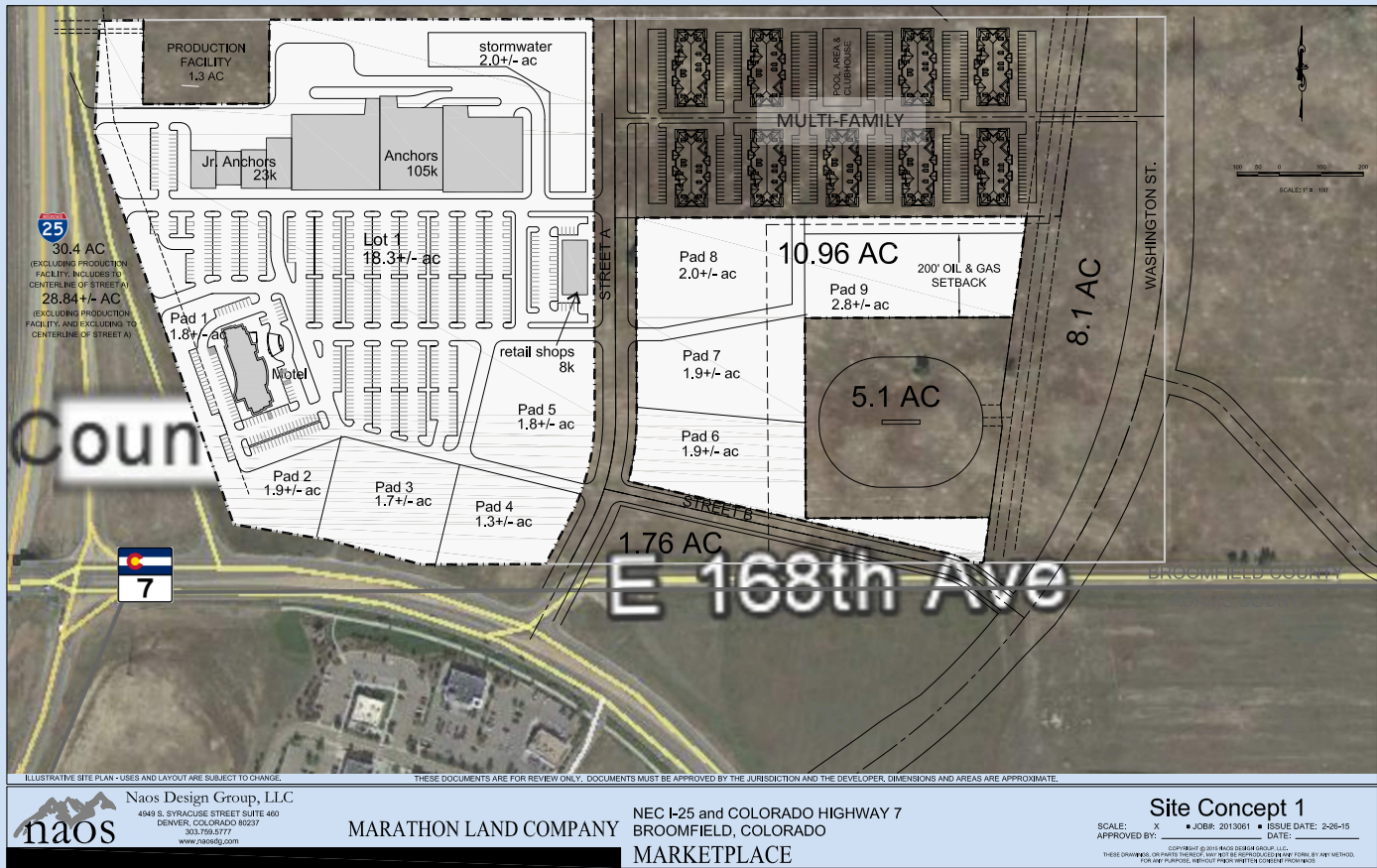
Dynamic hotel, retail, office, medical and multi-family site
Prospective access from Hwy 7, 168th, I-25 frontage road and new Washington St.

Dave Erb
303-740-7557
303-332-6194 cell
dje@davidjerb.com



7887 E. Belleview Ave.
Suite 1100
Denver, CO 80111
www.davidjerb.com

Concept Development Plan



Important Information

- Surface use agreement already in place with Anadarko.
- Will serve letters received from United Power (electric) and Xcel Energy (gas).
- Environmental Phase 1 Report and ALTA Survey available.
- Existing zoning is PUD – mixed use.
- Broomfield is committed to providing water and sanitary via annexation agreement.

Dave Erb
303-740-7557
303-332-6194 cell
dje@davidjerb.com



7887 E. Belleview Ave.
Suite 1100
Denver, CO 80111
www.davidjerb.com