



# NW of Hwy 7 & I-25

Broomfield, Colorado



## Development Site for Sale

### ◆ Details

**Site Available:** 75.2+/- Acres

**City/County:** Broomfield/Broomfield

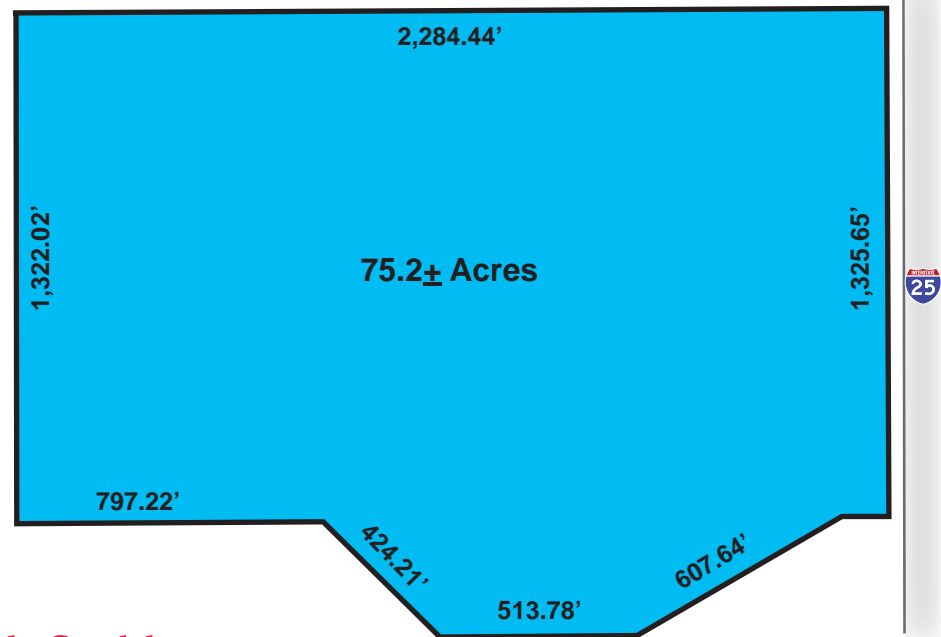
**Purchase Price:** Negotiable

### ◆ Description

The Subject Property is located within the rapidly growing area of northeast Broomfield near the intersection of I-25 and State Highway 7. The property has 1/4 mile of frontage along I-25 with an approximate traffic count of 100,000 vehicles per day. The area directly to the west of the Subject Property was recently purchased by the City of Broomfield for Open Space. Immediately to the south is Palisade Park I-25, where Taylor Morrison plans to build homes on approximately 40 acres. Future access will be enhanced by the Huron Street extension and the proposed Sheridan Parkway extension. Further south, at the NW corner of Hwy. 7 and I-25, IKEA has purchased the 128 acre Northlands site for a new store location.

Nearby commercial and retail developments include Anthem, Palisade Park and the Children's Hospital North Campus, which will be expanding. Numerous residential development projects will be located within Palisade Park, Highlands, Anthem and Vista Ridge. Other surrounding areas are in various stages of development and once complete, the area will be a significant regional commercial and employment center for the City of Broomfield.

### ◆ Site



### ◆ Aerial



- Furniture Row**
- Larkridge**
  - Sears
  - Costco
  - Home Depot
  - Dick's Sporting
  - Bed, Bath & Beyond
  - DaveCo Liquors
  - Toys R Us
  - Babies R Us
  - Petsmart
  - Pier 1 Imports
- Future IKEA**
- The Orchard Town Center**
  - H&M
  - JCPenney
  - Macy's
  - REI
  - Ross
  - Super Target
  - AMC
  - Dollar Tree
  - Key Bank
  - Red Robin
  - Forever 21
  - Staples
  - Ulta Beauty
  - Zales
  - Finish Line
  - Panera Bread
  - Marco's Pizza
  - Marshalls
  - Mimi's Cafe
  - Old Navy
  - Payless Shoes
  - Famous Footwear

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