

RE-DEVELOPMENT OPPORTUNITY

5818 COUNTY ROAD 22 (LOT 5 ONLY)

LONGMONT, COLORADO 80504



FOR SALE

RE/MAX ELEVATE  
724 Main Street  
Louisville, CO 80027



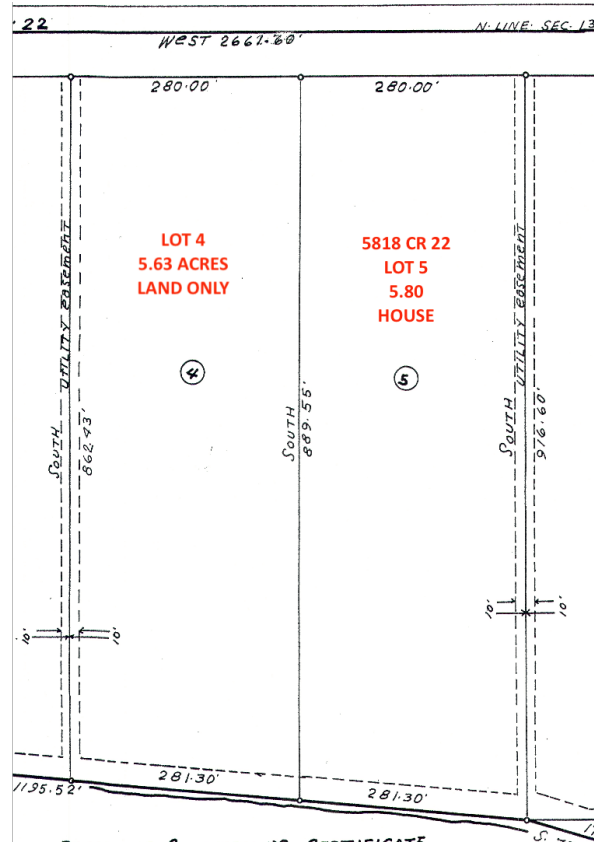
PRESENTED BY:

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# PROPERTY SUMMARY

5818 COUNTY ROAD 22 | LONGMONT, CO 80504



## Property Summary

Price w/House:	Lot 5 - \$550,000
Price Land Only:	Lot 4 - \$400,000
Lot 4 Size:	5.63 AC
Lot 5 Size:	5.8 AC
Total Combined Lot Size:	11.43 AC
Zoning:	AG
APN:	131313101004

## Property Overview

Bring your vision to life on this expansive 5.8-acre property in the heart of Firestone's growth corridor. Whether you're seeking room for horses, hobby farming, recreation, or simply more privacy, this acreage provides the flexibility and space to create the lifestyle you want. Unlike vacant land, much of the groundwork is already in place. The property includes a 1,586-square-foot home along with established utilities, including water service, electricity, and a septic system—saving both time and development costs. Being sold "AS-IS".

Enjoy sweeping mountain vistas, open skies, and the freedom of rural-style living while remaining close to modern conveniences. For those looking to expand their footprint, the neighboring parcel to the west is also available for purchase for a total of 11.46 acres, creating an even larger opportunity. With continued development and demand in the surrounding area, this property offers a rare combination of usable acreage, existing improvements, and future upside. Property taxes are currently estimated, as this parcel and the adjacent property are assessed together. Seller will subdivide and pay for division of lots if sold separately.

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# PROPERTY PHOTOS

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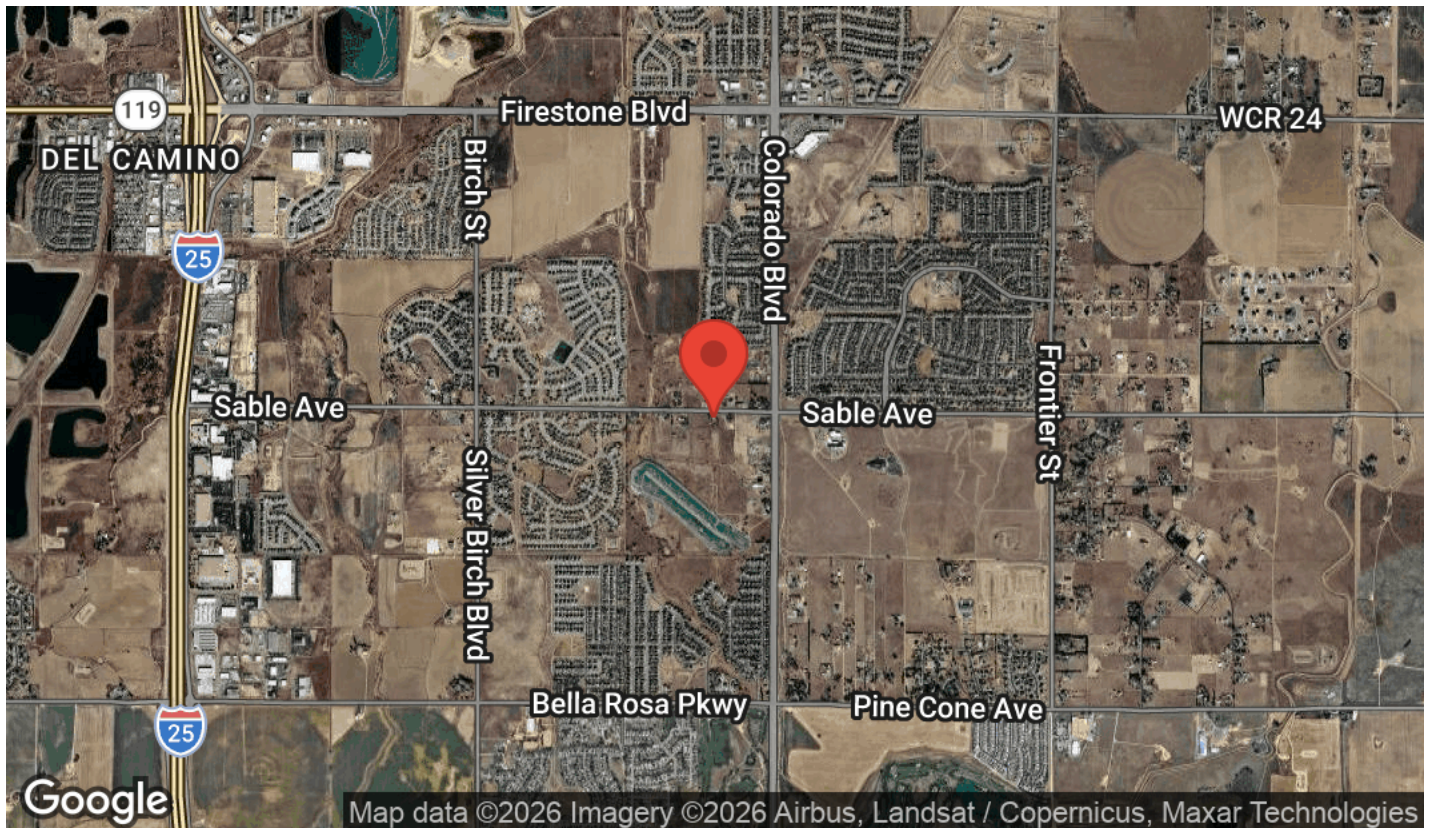
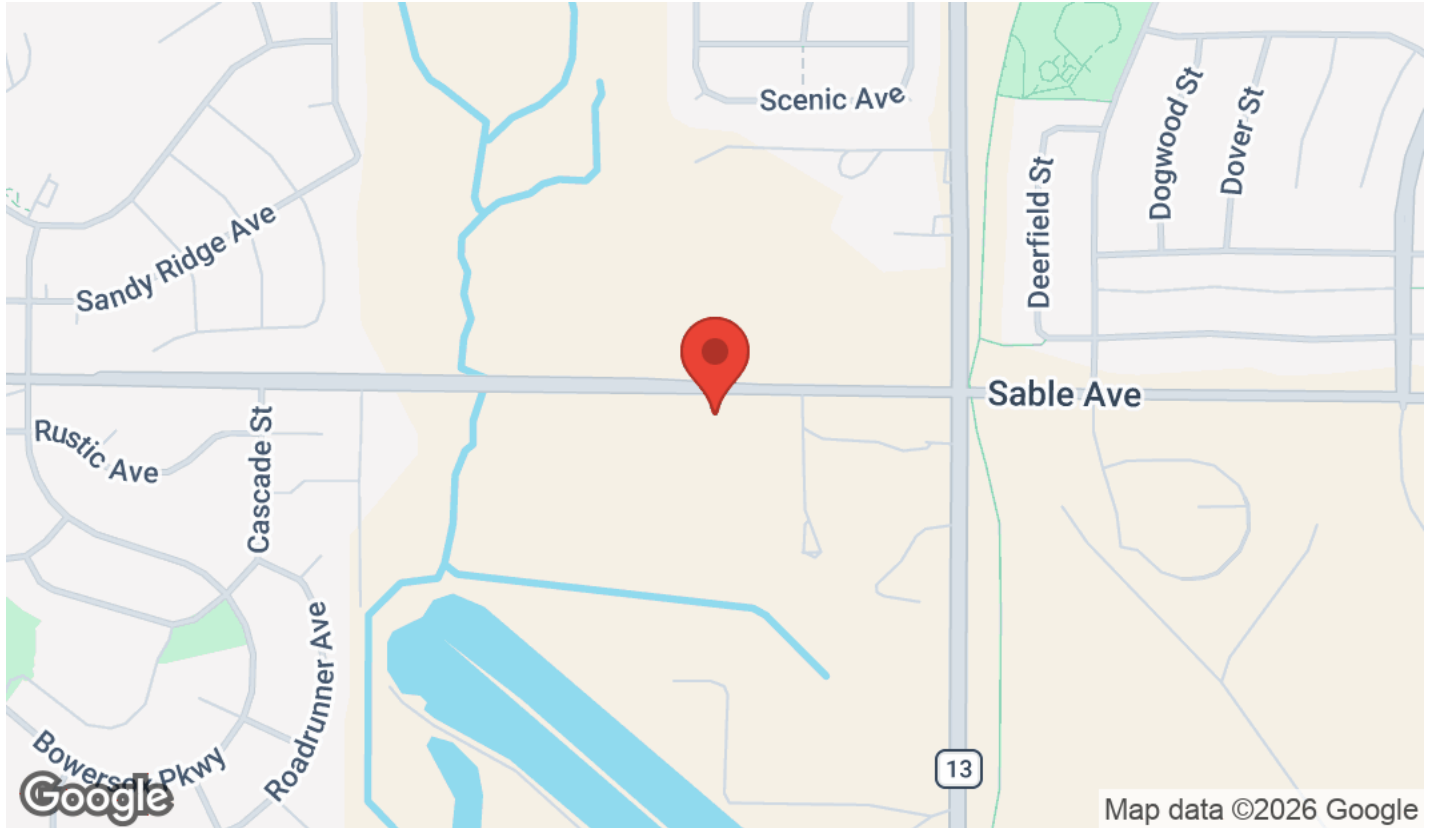
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# LOCATION MAPS

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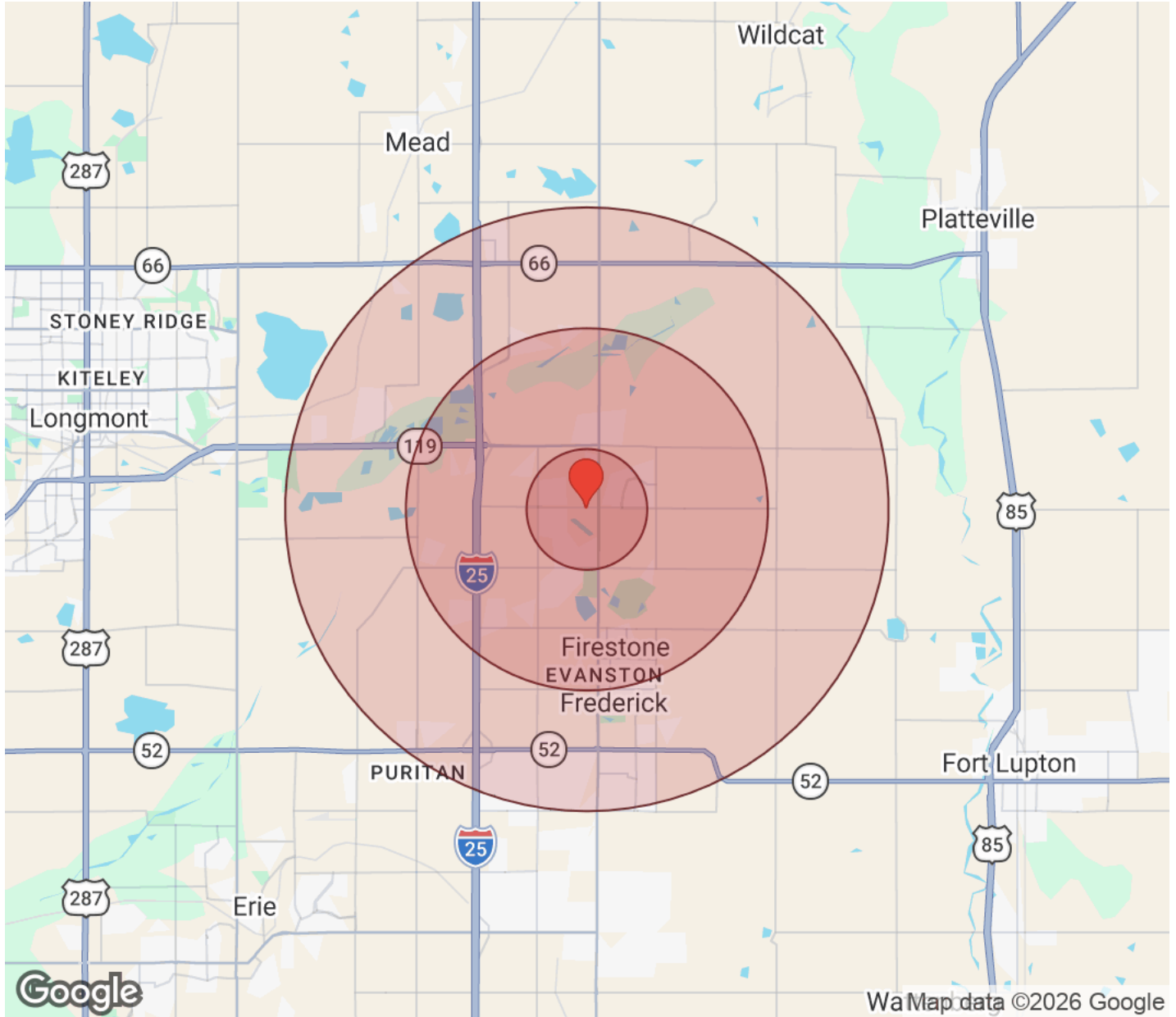
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# DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Income</b>			
Male	4,238	13,688	23,369	Median	\$138,014	\$125,579	\$120,972
Female	4,157	13,322	22,886	Under \$15k	66	217	384
Total Population	8,395	27,010	46,255	\$15k - \$25k	87	312	501
				\$25k - \$35k	127	358	522
<b>Housing</b>				\$35k - \$50k	54	387	867
Total Units	2,994	10,324	18,231	\$50k - \$75k	212	962	1,957
Occupied	2,830	9,735	17,136	\$75k - \$100k	395	1,455	2,451
Owner Occupied	2,384	7,770	13,498	\$100k - \$150k	666	2,381	4,257
Renter Occupied	446	1,965	3,638	\$150k - \$200k	526	1,721	2,834
Vacant	164	589	1,095	Over \$200k	695	1,942	3,364

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