

COMMERCIAL / MIXED-USE DEVELOPMENT
WATERFRONT AT FOSTER LAKE
 HIGHWAY 28 & HIGHWAY 7, MEAD, CO 80504

VENTANA
 CAPITAL

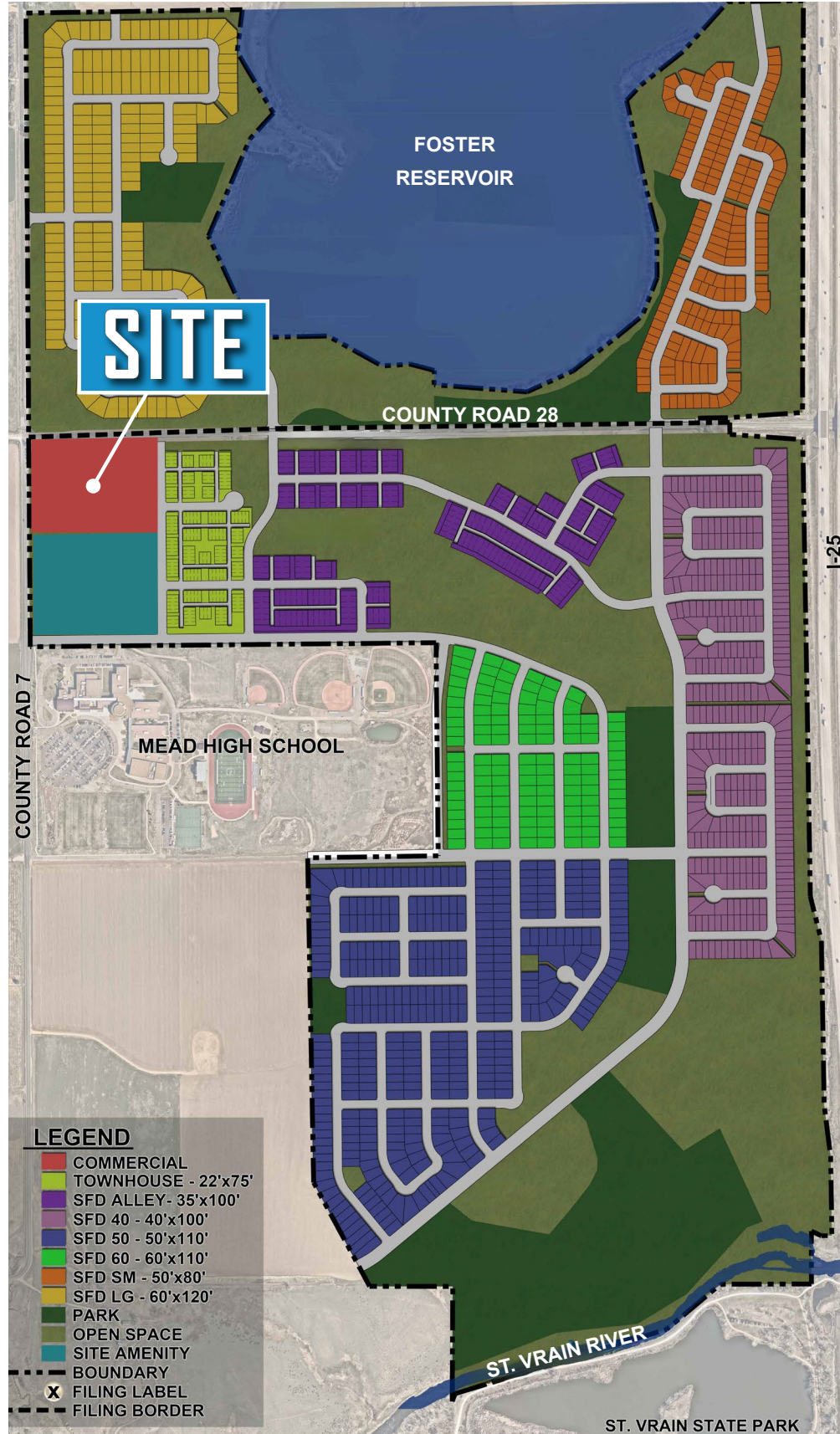
TREVEY
 COMMERCIAL

PROPERTY DETAILS

LOT INFORMATION	11.7 Acres m/l
PRICE	\$17.00 - \$18.00 / SF
ZONING	Custom Zoning Approved
WATER / SAN	Little Thompson Water District / Town of Mead / St. Vrain Sanitation
GAS / ELECTRIC	Xcel Energy / United Power
CITY / COUNTY	Mead / Weld
FRONTAGE	Prime Frontage on C.R. 7 & C.r. 28
ACCESS	West of I-25 via Exit 245 (Mead) Directly Connected to Hwy. 66 & Hwy. 7

PROPERTY FEATURES

- ±11.7 AC Commercial / Mixed-Use Site at SEC of Hwy. 66 (C.R. 30) & 3rd Street (C.R. 7)
- Strategically Located Adjacent to Mead High School (±1,100 Students) Providing Built-in Daily Traffic
- 3,500+ New Homes Planned Immediately Adjacent to Property with 400 Lots Under Active Construction by Lennar
- Lennar Acquired ±163 AC Nearby with Phase I Underway (±400 Single-Family Lots)
- Zoned & Approved with Custom Entitlements in Place Allowing for Accelerated Development Timing
- Flexible Zoning Supports Retail, Restaurant, Hospitality, Office, & Multi-Family Uses
- Strong Visibility & Access Along Hwy. 7 Corridor with Connectivity to I-25 and Surrounding Northern Colorado Markets



ST. VRAIN STATE PARK



TREVEY
COMMERCIAL

www.trevey.com
303-841-1400

DANE HORAN
Associate Broker
dane@trevey.com
C: 303-550-7599

MITCH TREVEY
Managing Director
mitch@trevey.com
C: 303-619-7192

BROKERAGE DISCLOSURE

Information contained herein has been obtained from sources believed reliable; however, no guarantee, warranty, or representation is made as to its accuracy. All information, including price and terms, is subject to change without notice. Please verify all information prior to reliance.