

6801 WHEATLAND BLVD.

SWC WCR 16 & WCR 17 | FREDERICK, COLORADO 80504



SALE PRICE
**CONTACT BROKERS
FOR PRICING**

PROPERTY
DETAILS

RESIDENTIAL DEVELOPMENT LAND FOR SALE 525 POTENTIAL LOTS | 127.75 ACRES

Residential development opportunity at the corner of Tipple Parkway and Weld County Road 17 in Frederick. The property is located in the path of development along Highway 52 and zoned residential low density with a PUD overlay. It is conceptually planned for 325 single-family detached lots with additional acreage for up to 200 townhomes. The Town of Frederick currently requires raw water dedication, but there is potential for a non-potable system (once water study is complete) in which water fees would be significantly reduced. The Town of Frederick currently requires raw water dedication, but there is potential for a non-potable system (once water study is complete) in which water fees would be significantly reduced. Utilities are currently not on site — there is a water line on Wheatland Boulevard and a sewer line can be pulled from the neighboring development. Please contact the listing brokers for more details.

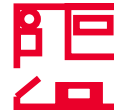
DEVELOPMENT DETAILS

WATER	Town of Frederick
SEWER DISTRICT	Town of Frederick
ELECTRIC	United Power
GAS	Black Hills Energy
ZONING	Frederick - R-1 (Low Density) with PUD overlay
SCHOOL DISTRICT	St. Vrain Valley Elementary & Middle School: Thunder Valley K-8 High School: Frederick High School



DEVELOPMENT FEE SCHEDULE

[Click Here](#)



FULL CONCEPT PLAN

[Click Here](#)



LAND-USE SUMMARY

 60x110 = 79	 50x110 = 246	 TOWNHOMES (~16.0 AC)*
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*15 AC MAXIMUM FOR TOWNHOME DEVELOPMENT PER ANNEXATION AGREEMENT

FREDERICK, COLORADO

AT A GLANCE



The Town of Frederick is ideally located in the northern Front Range, halfway between Denver and Fort Collins. Frederick rests on two prime transportation corridors, Interstate 25 and Highway 52, which provide easy access to the nearby municipalities of Denver, Longmont, Boulder, and Fort Collins. This strategic location helps the Town access one of the strongest labor pools in the region.

Frederick boasts one of the fastest-growing populations in the State of Colorado. The Town is proud to be home to over 16,000 residents, who comprise a young, educated, and talented workforce. The Town of Frederick's priority is to ensure that growth results in a cohesive community that preserves a small-town atmosphere while embracing the amenities and opportunities accompanying new development.

FrederickCO.gov

FREDERICK, COLORADO BY THE NUMBERS



16,873
POPULATION



\$117,087
MEDIAN
HOUSEHOLD INCOME



35.6%
BACHELORS DEGREE
OR HIGHER



37
MEDIAN AGE



25
MILES
TO DENVER



27
MILES
TO LOVELAND



39
MILES
TO FORT COLLINS



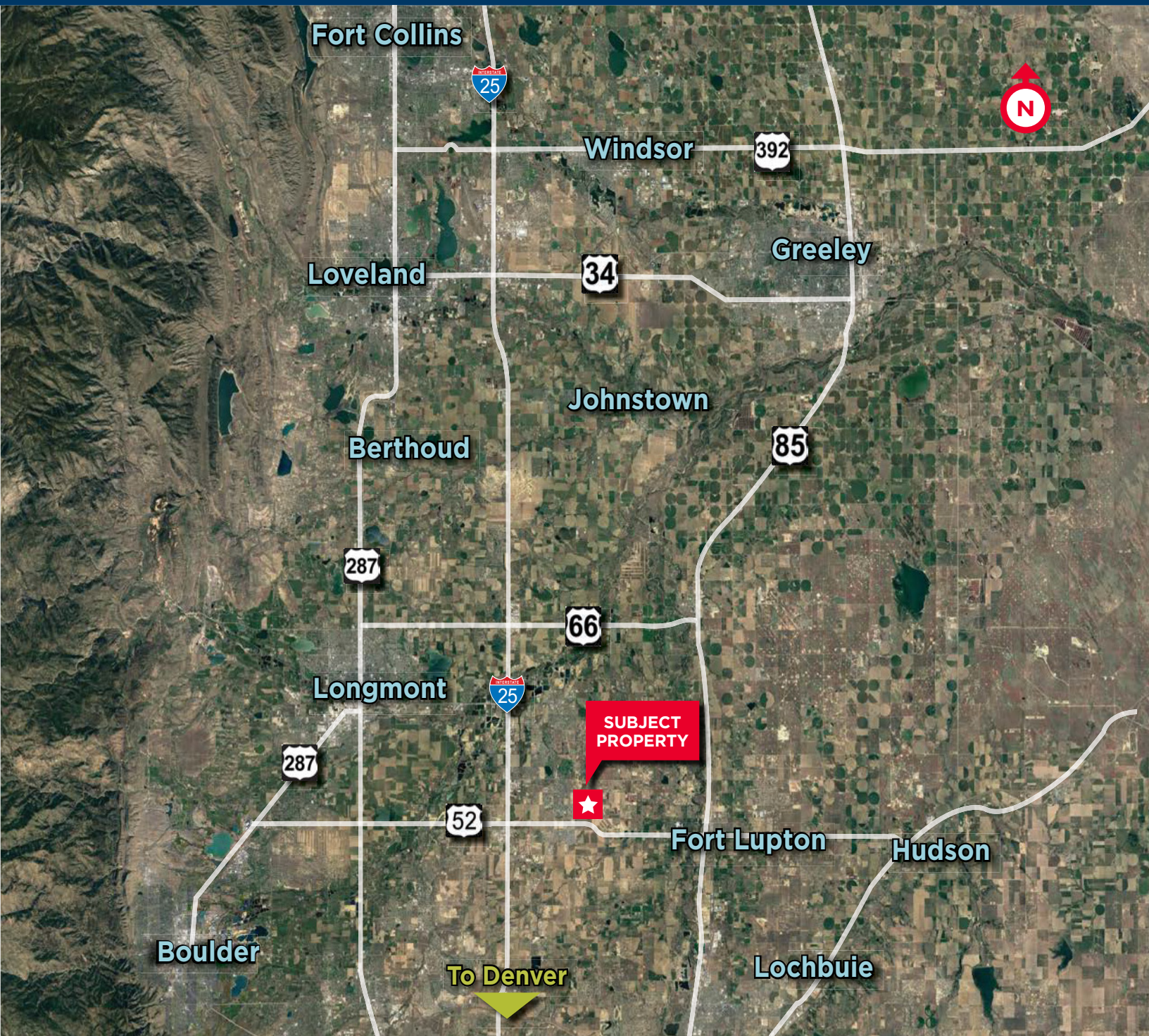
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MILE
TO I-25

Top Private Employers

Employer	2022 Employment
Otterbox	194
Agilent Technologies	180
FCI Constructors	158
PCS Ferguson	144
Varra Companies, Inc.	119
Hirsh Precision Products	105
Metal Sales Manufacturing	100
Western States Contracting	100
McDonald Farms	94
TSN	85

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