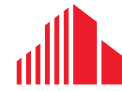


FOR SALE

Wildflower Subdivision

Frederick, Colorado 80516



CUSHMAN &
WAKEFIELD



Single-Family Development Opportunity

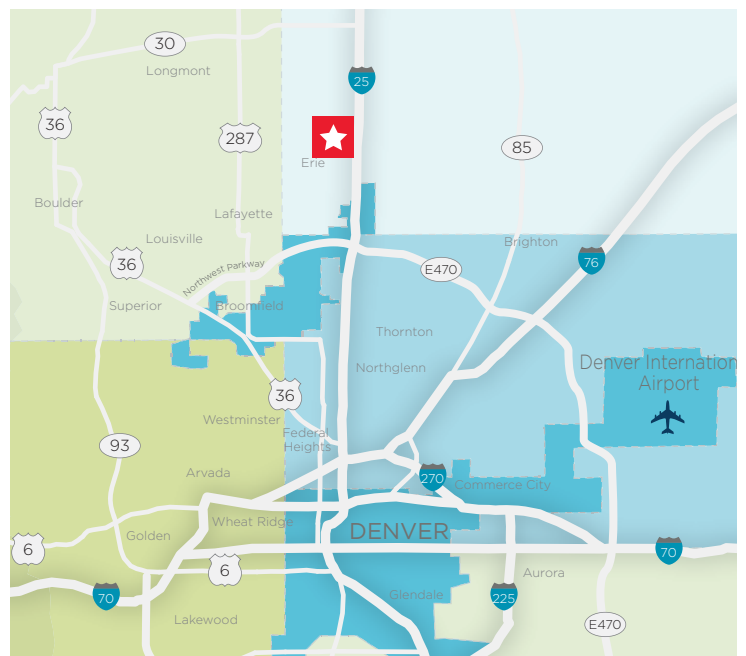
Sale Price: \$1,030,000 (\$10,000/Lot)

103 Lots that are located along the west side of I-25 in Frederick, Colorado. The lots are platted for single family product on a variety of sizes. This is Phase 1 of the Wildflower master plan, so there is an opportunity to continue development through the project in the future. The site offers spectacular views, easy access to Denver as well as Northern Colorado, and is ready for development. Water is not included in the sale of the property.

Please see reverse for aerial and site plan.

Property Features

Number of Lots	103
City/County	Frederick/Weld
Zoning	R-1, Town of Frederick
Mill Levy	145.063



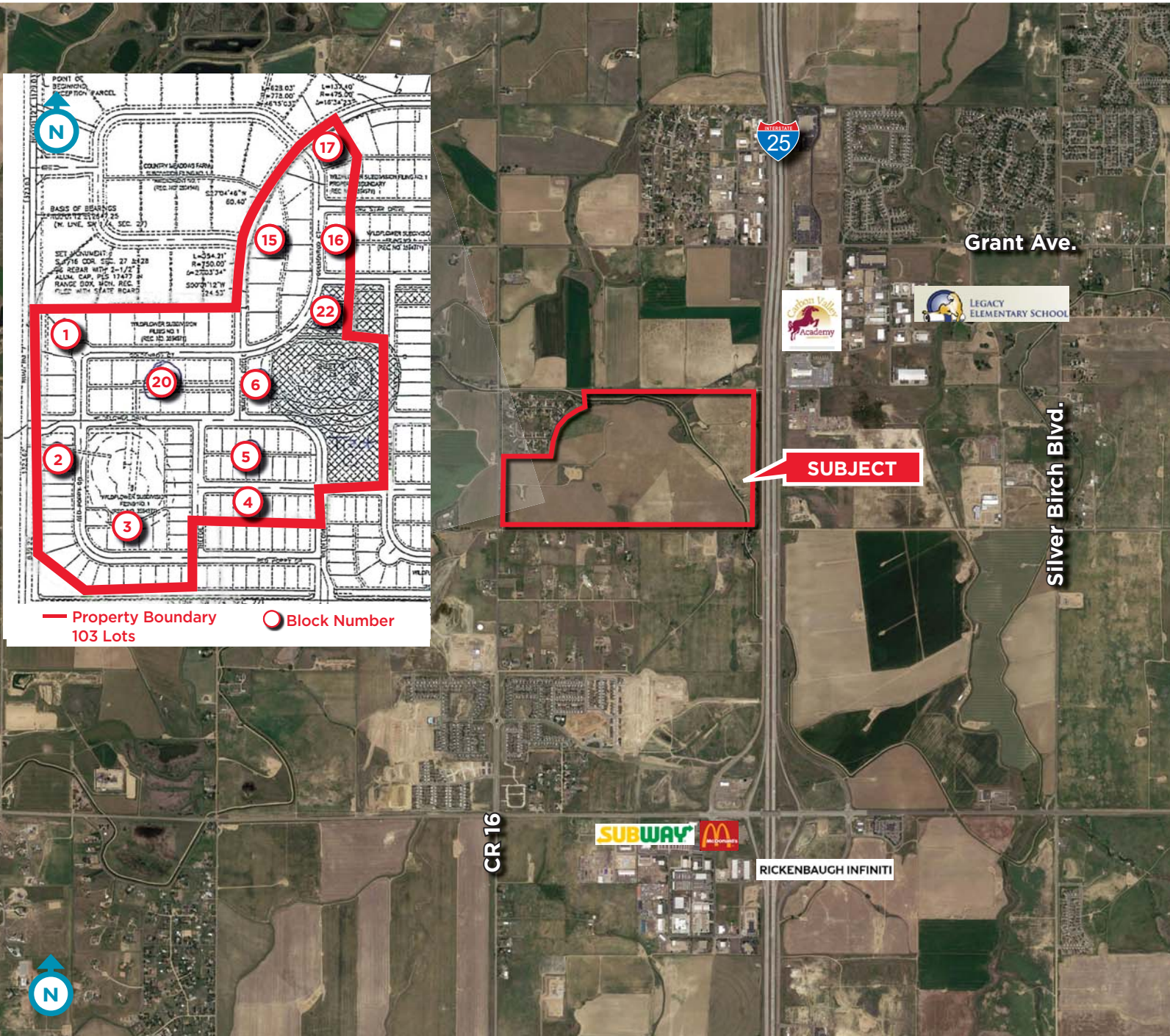
FOR SALE

Wildflower Subdivision

Frederick, Colorado 80516



CUSHMAN &
WAKEFIELD



For more information, please contact:

Mike Kboudi
Senior Managing Director
+1 303 312 4262
mike.kboudi@cushwake.com

Jim Capecelatro
Senior Managing Director
+1 303 312 4295
jim.capecelatro@cushwake.com

Wade Fletcher
Managing Director
+1 303 312 4222
wade.fletcher@cushwake.com

1401 Lawrence Street, Suite 1100
Denver, Colorado 80202

T +1 303 292 3700
F +1 303 534 8270

cushmanwakefield.com