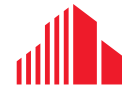


FOR SALE

E. of SEC Highway 128 & Indiana Street

Broomfield, Colorado 80021



CUSHMAN &
WAKEFIELD



51-Acre Mixed Use Development Opportunity

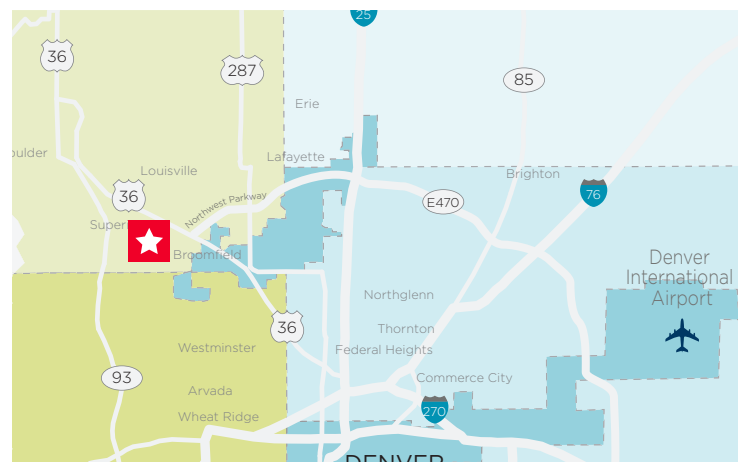
Sale Price: \$6,500,000

Cushman & Wakefield is pleased to announce a 51-acre site with incredible views and easy access available for sale in Broomfield. The property is located just south and west of the US 36 technology corridor on Highway 128 and is 10 minutes from Boulder, 20 minutes from Denver and 20 minutes from DIA via Northwest Parkway. Broomfield is home to top technology companies attracting savvy professionals and residents with easy access to all of the metro area services and transportation resources. Bordered by open space (in part) on 3 sides, the site is proximate to housing, employment and a wide range of retail and entertainment amenities. Currently designated as Employment on Broomfield's Comprehensive Plan, the site has potential for a change in use to allow for residential with appropriate approvals from the City. This is truly a unique development opportunity. *Please see reverse for aerial and residential concept plan.*

Property Features

Site	51.3 Acres, M/L
Zoning	PUD
City/County	Broomfield/Broomfield
Taxes	\$38.00 (2014)

Demographics		Esri, 2015		
	1 Mile	3 Miles	5 Miles	
Population	2,730	18,546	67,326	
Households	952	7,333	26,632	
Average HH Income	\$126,797	\$114,128	\$106,922	



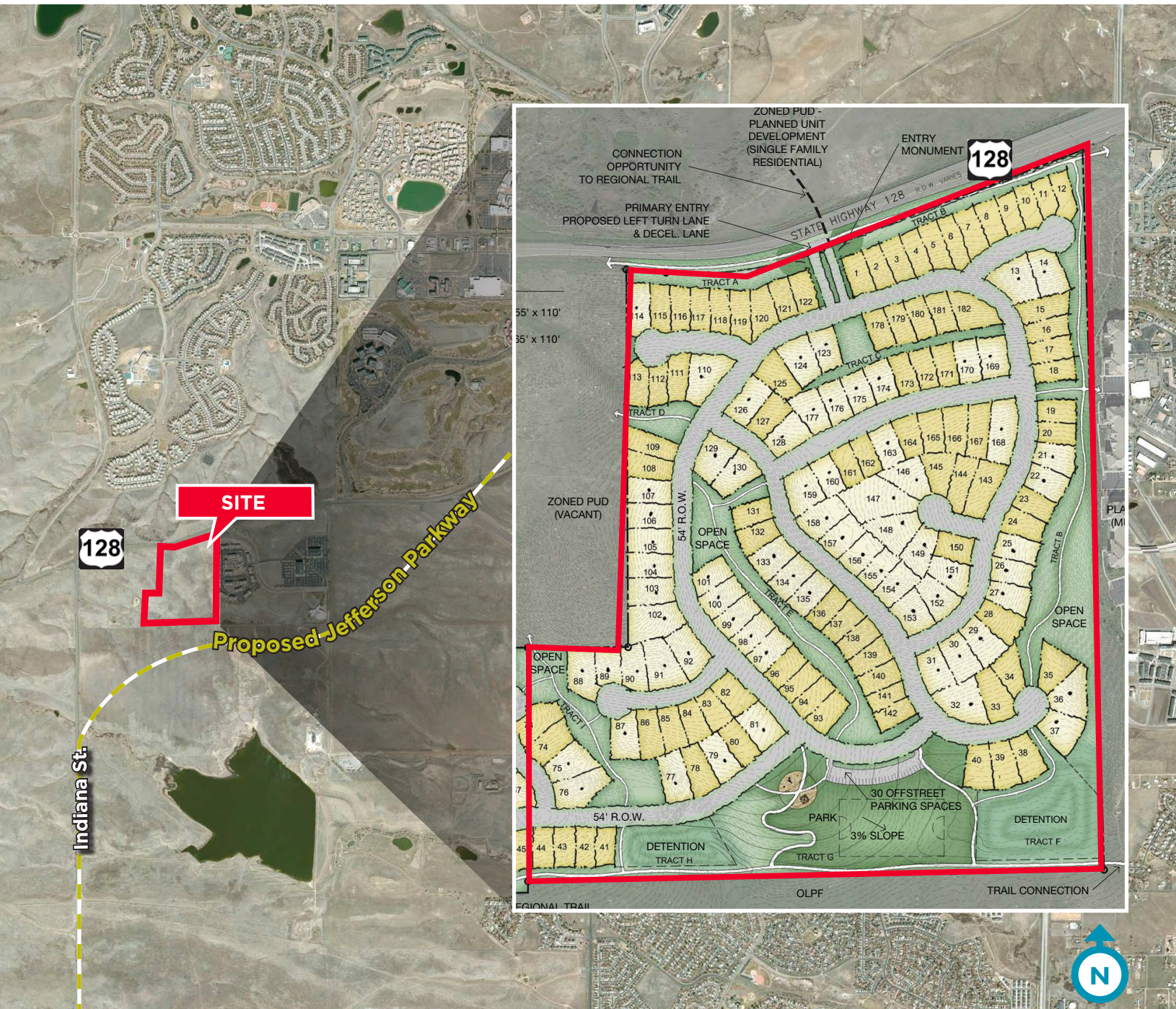
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For more information, please contact:

Mike Kboudi
Managing Director

+1 303 312 4262

mike.kboudi@cushwake.com

Jim Capecelatro
Managing Director

+1 303 312 4295

jim.capecelatro@cushwake.com

1515 Arapahoe Street, Suite 1200
Denver, Colorado 80202

T +1 303 292 3700

F +1 303 534 8270

cushmanwakefield.com