



FOR SALE

# The Commons at La Salle

La Salle, Colorado 80645

58.74 Acres  
Land Available  
Sale Price: \$2,200,000

The Commons at La Salle has a well-conceived, fully approved final plat.

The plat provides for:

Single-family	130 du's
Duplex	22 units
Multi-family	80 units
Commercial	5 acres
Light industrial	4.5 acres
Open space/parks	7 acres

La Salle is small town America, very welcoming and very developer friendly. A recent meeting with the Town leadersd proved to be a breath of fresh air.

Most every development hurdle has been addressed and preliminarily taken care of with permits. The Town has a raw water requirement of 0.6 shares of Colorado Big Thompson (CBT) water for every single-family dwelling unit. Shares of CBT water are available on the open market. *Please see reverse for aerial and parcel map.*

SUBJECT  
PROPERTY

Sunset Drive

Union Pacific Railroad

85







# The Commons at La Salle

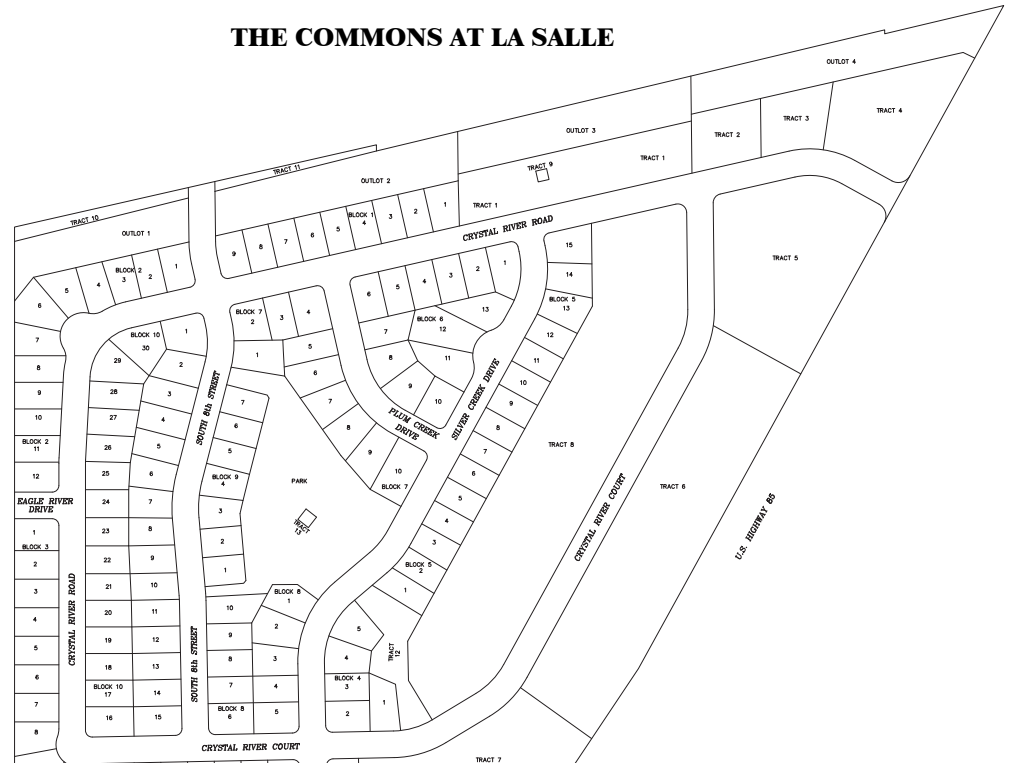
La Salle, Colorado 80645



## Property Highlights

- Approved final plat
- Developer friendly small town
- Excellent topographic for development

## THE COMMONS AT LA SALLE



For more information, please contact:

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