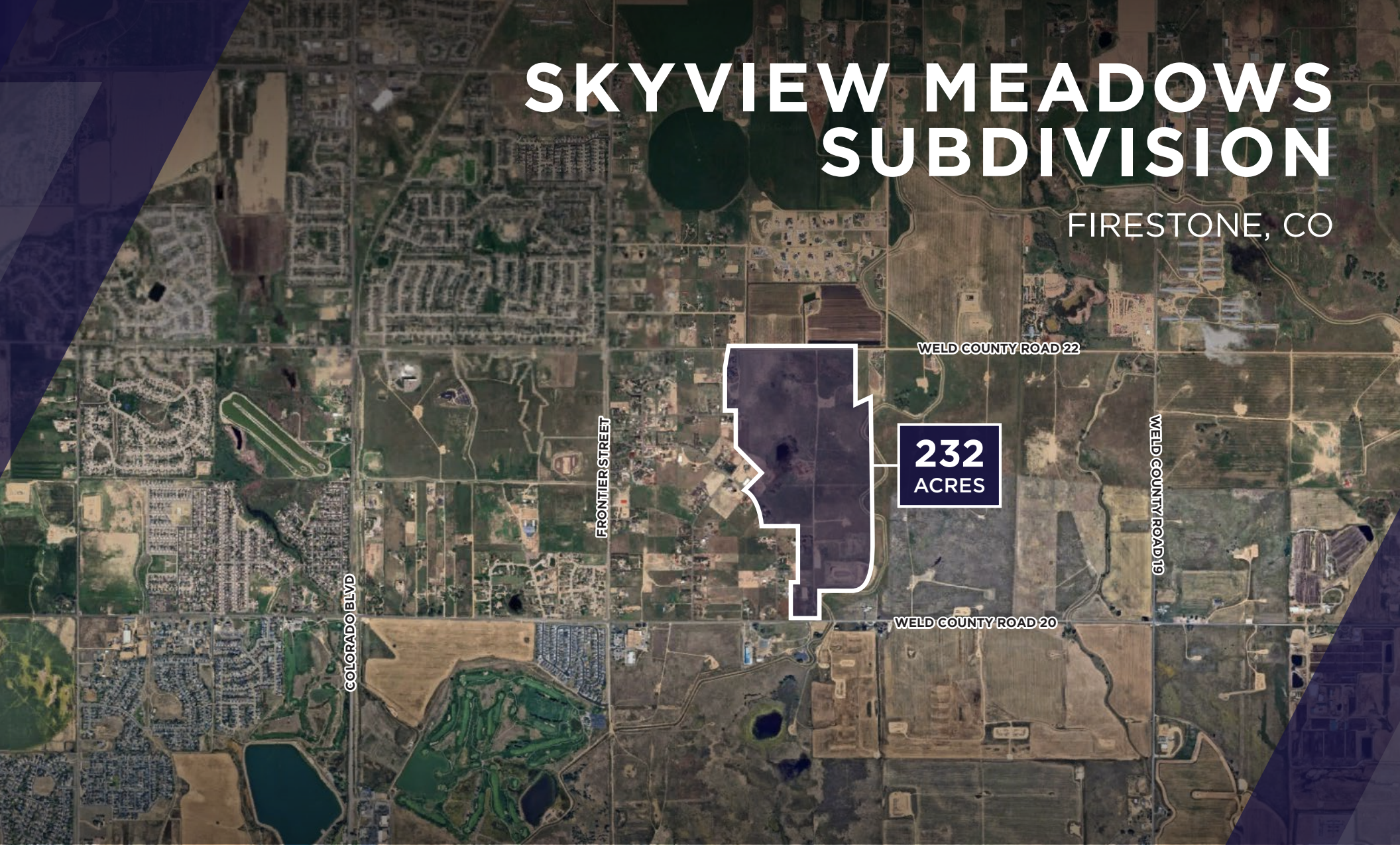


SKYVIEW MEADOWS SUBDIVISION

FIRESTONE, CO



DEVELOPMENT LAND, PAPER, OR FINISHED LOT OPPORTUNITY

PROPERTY OVERVIEW

DEVELOPMENT LAND, PAPER, OR FINISHED LOT OPPORTUNITY

Prime Residential Development Opportunity in Firestone – 232 acres of unparalleled development potential in the Town of Firestone. This expansive property comes with raw water for up to 350 lots with potential for more. Additionally, the ability to pull sewer to cover the entire property and the current \$8,000,000 metro district fund to cover all off-site improvements provides significant convenience and infrastructure flexibility. Located in the rapidly growing community, this land offers a rare opportunity for a residential developer or home builder. *Please contact broker for pricing and to discuss options for paper or finished lots. Full due diligence file also available upon request.*

PROPERTY SUMMARY

PRICING

Contact Broker

SIZE

232 Acres

DENSITY

Up to 5 units
Per Acre

Previously Platted for 322 Lots (North Half of Parcel)

ZONING

Residential – A

[\(Link to Firestone Development Code\)](#)

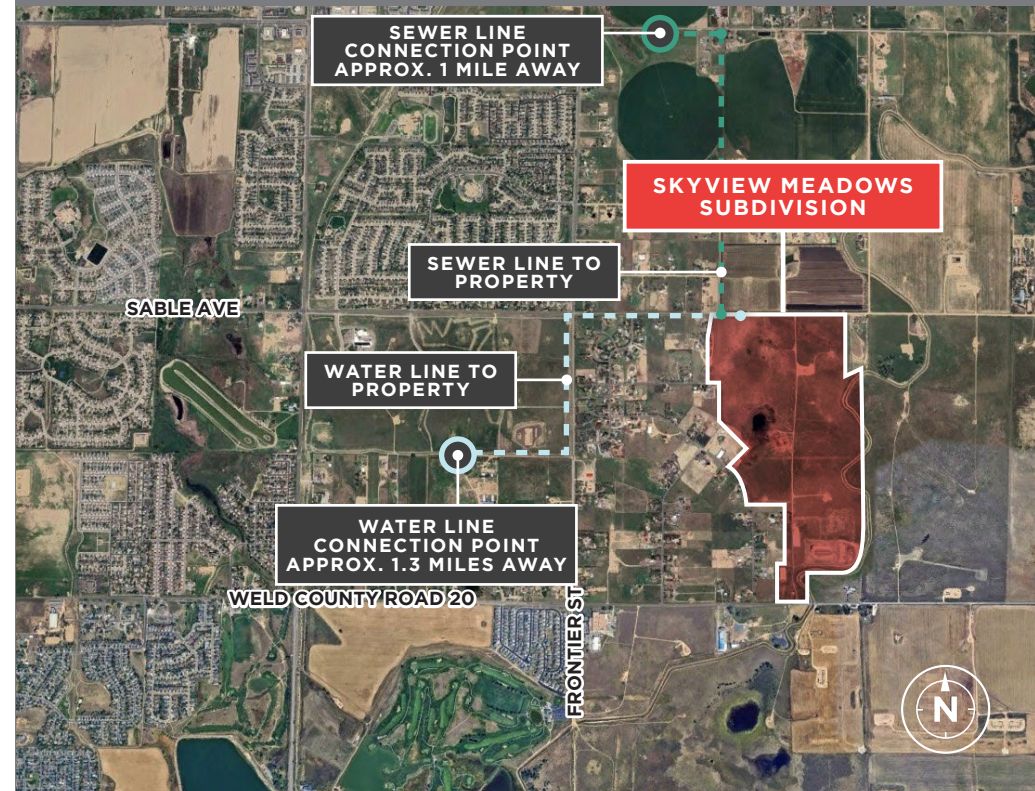
MILL LEVY

174

Includes Metro District (with a current \$8,000,000 fund to cover all off-sites)

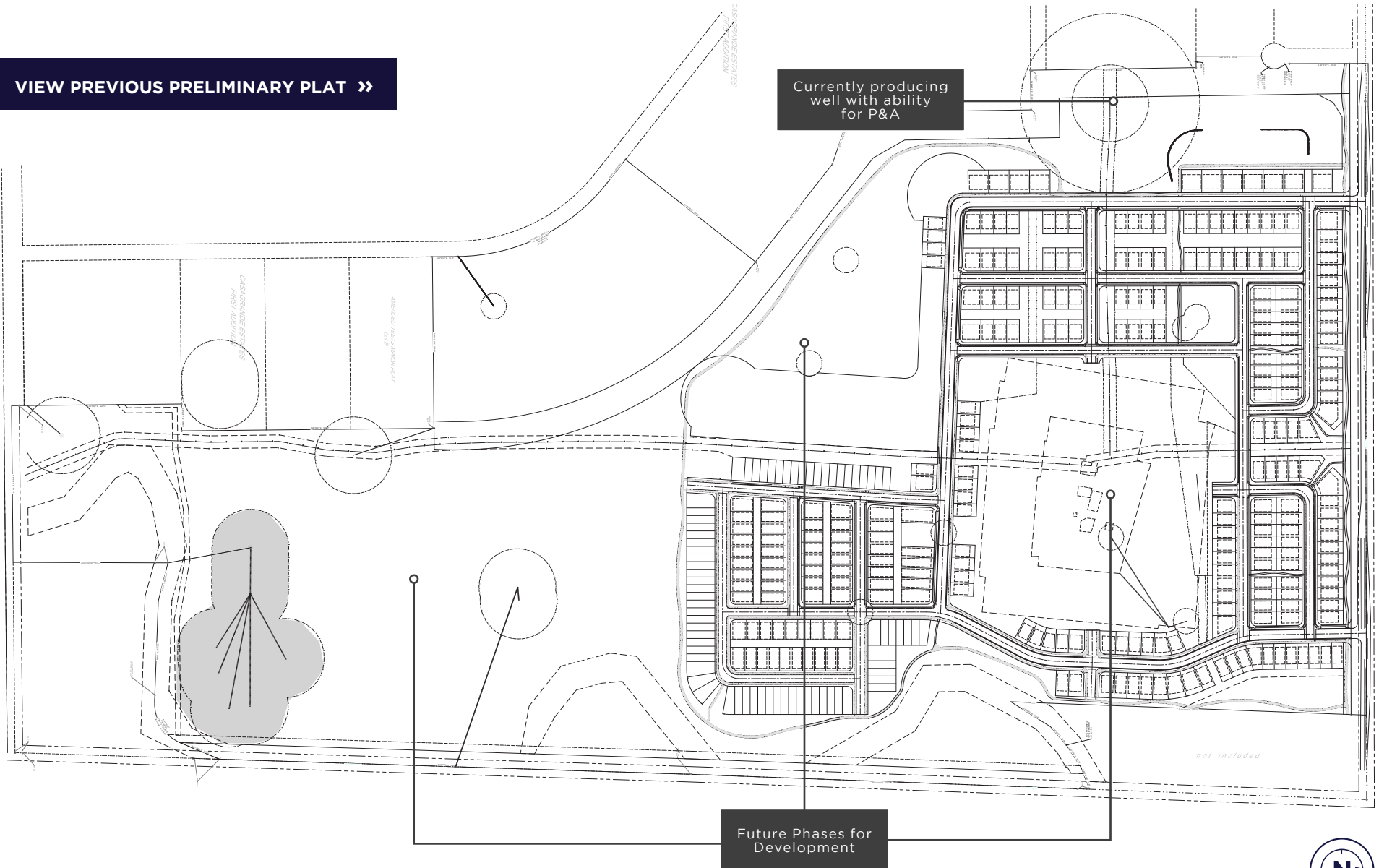
PROPERTY DETAILS

Water	Town of Firestone (The land comes with +/-350 SFE of water)
Sewer	St. Vrain Sanitation District
Gas	Xcel Energy or Black Hills Energy
Electric	United Power
School District	St. Vrain Valley RE-1J



PLAT MAP

[VIEW PREVIOUS PRELIMINARY PLAT >>](#)



FIRESTONE AT A GLANCE

With close proximity to the Denver metro area and the Northern Front Range, Firestone is a dynamic community with multiple recreational and residential facilities, full of diverse opportunity and considered one of the fastest growing communities in the state.

Firestone is a booming place, located almost 30 miles north of Downtown Denver on I-25. It offers a lot of convenience for its residents to explore the northern front range and capital city.

Part of Weld County, Firestone's population has grow exponentially. Over the last decade, people have filled in the northern front range urban corridor between Fort Collins and Denver.

- As of 2023, major employers in Firestone include American Furniture Warehouse, King Soopers, and ARC Worldwide Group.
- Firestone's estimated population growth rate in the next 10 years is 50%.

FIRESTONE, COLORADO BY THE NUMBERS



19,300
POPULATION



36.4%
BACHELORS DEGREE
OR HIGHER



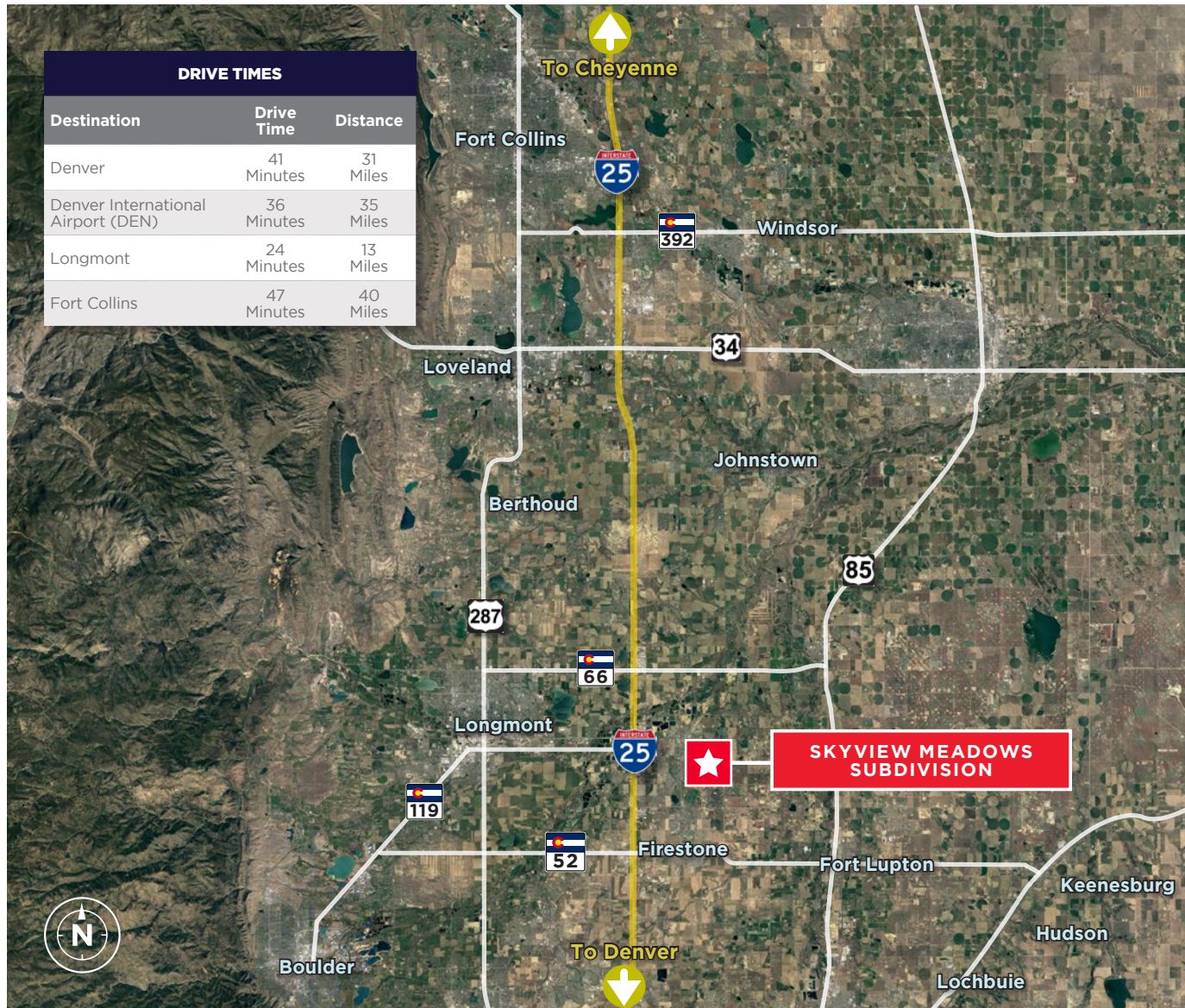
\$109,246
AVERAGE INCOME



34.9
MEDIAN AGE



AERIAL MAP



FOR MORE INFORMATION,
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