

FOR SALE

NEC of Highway 287 and Dillon Road

Lafayette, Colorado 80026



Approximately 42 Acres
Sale Price: \$11,000,000 (\$6/SF)

This site is ideally situated at the busy and highly visible intersection of the Northwest Parkway and Wadsworth (Highway 287). Annexed into Lafayette and designated commercial on the comprehensive land use map. This is a very high income area (< \$150,000 annually) Lafayette has won awards for its hospitality, parks and rec, gold fit friendly workplace and has a business friendly local government. Voted one of the best suburbs.

Lafayette's location, accessibility and high quality of life combine to make the city a great location for a new commercial development. *Please see reverse for aerial and City of Lafayette Comprehensive Plan.*



LAFAYETTE FUN FACTS

America's Best Hospitals Award

Healthgrades, 2018



Gold Medal Award for Excellence in Parks & Recreation Management

National Recreation & Parks Association (NRPA) 2002, 2014



HEAL City (Healthy Eating, Active Living)

LiveWell Colorado



Gold Fit Friendly Worksite

American Heart Association



Lafayette Skatepark, Award of Excellence for Parks & Open Spaces

ACI (American Concrete Institute)



SolSmart Award, Gold Designation

US Dept of Energy



Outstanding Elected Official Award: Mayor Christine Berg

Colorado Association for Recycling, 2015



Solar Friendly Community: Outstanding Leadership in Sustainability & Commitment to Energy Efficiency & Renewable Energy, Gold Level

Xcel Energy Sustainability Commitment Award



#4 Ranking Nationally: Most Livable Cities for populations between 25,000 and 99,999

AARP, 2018



The Collective Community Art Center: Best New Addition to Downtown

Governor's Award for Downtown Excellence, 2018



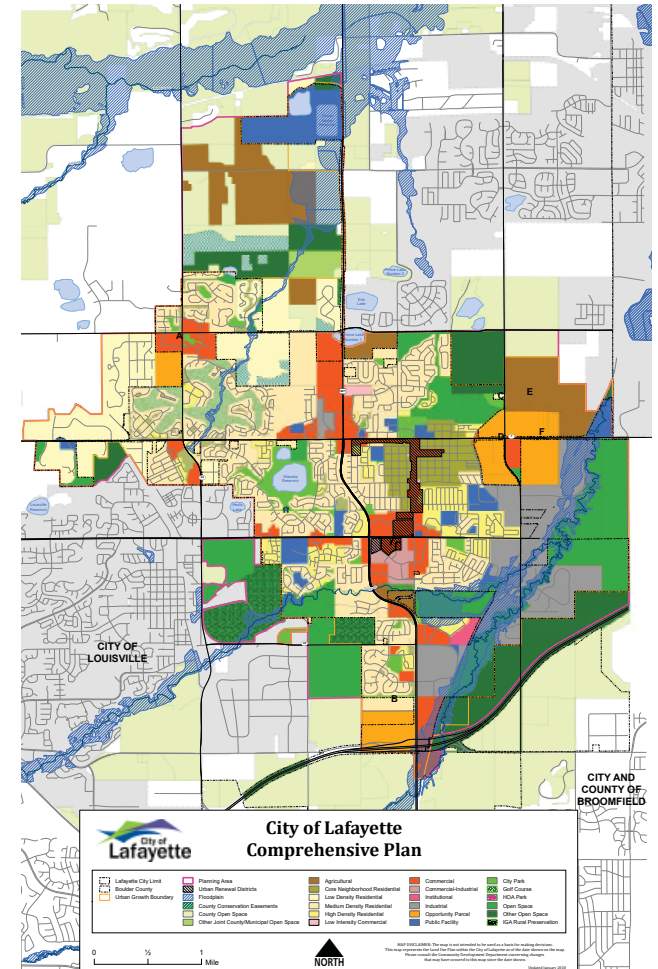
#12 Ranking: Best 25 Suburbs to Live in the Denver Area

www.niche.com

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For more information, please contact:

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