

AVAILABLE FOR SALE

6801 WHEATLAND BOULEVARD

SWC WCR 16 & WCR 17 | FREDERICK, CO 80504



PROPERTY HIGHLIGHTS

RESIDENTIAL DEVELOPMENT LAND FOR SALE
487 POTENTIAL LOTS | 125 ACRES
SALE PRICE: \$6,000,000

Residential development opportunity located at the corner of Tipple Parkway and Weld County Road 17 in Frederick. The property sits within the active growth corridor along Highway 52 and is zoned low-density residential with a Planned Unit Development (PUD) overlay. The site is conceptually planned for approximately 317 single-family detached lots, along with additional acreage that could accommodate an additional 67 single-family detached lots or up to 170 townhomes. The Town of Frederick currently requires raw water dedication; however, there is potential for a future non-potable irrigation system (pending completion of a water study), which could significantly reduce water-related fees. Utilities are not currently on-site. A nearby water line is located along Wheatland Boulevard, and sewer service can be extended from an adjacent development. For additional details, please contact the listing brokers.



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DEVELOPMENT DETAILS



DEVELOPMENT FEE SCHEDULE

(JANUARY 1, 2026)

[Click Here](#)

WATER

Town of Frederick

SEWER DISTRICT

Town of Frederick

ELECTRIC

United Power

GAS

Black Hills Energy

ZONING

Frederick – R-1 (Low Density)
with PUD overlay

SCHOOL DISTRICT

St. Vrain Valley

- Elementary & Middle School: Thunder Valley K-8
- High School: Frederick High School

TAXES

Total Mill Rate: 156.292 with Metro District

FRONTAGE

Approx. 1,300 feet on Wheatlands Blvd.

LAND FEATURES

- 125 acres of crop lands on the eastern edge of Frederick
- Gentle topography sloping west allows for easy development
- Great views overlooking Frederick and the Rocky Mountains

ENTITLEMENTS COMPLETED

- Annexation: Oct 2015
- PUD: Oct 2015
- Wheatlands Metro District Creation: Nov 2024
- Preliminary Development Plan: Sept 2025

PERMITTING TO GO:

- Final Development Plan: Sept 2026
- Phase 1 Final Plat: Sept 2026
- Phase 1 Construction Plans: Sept 2026
- Finished Lot Deliveries: Sept 2027

WHEATLAND - CONCEPT PLAN



FULL CONCEPT PLAN

[Click Here](#)



LOT MIX:

- Single-Family Detached: 317
 - 50' Lots: 212
 - 60' Lots: 105
- Additional 17 Acres (South Portion):
 - 67 Single-Family Detached (50' Lots) or 170 Single-Family Attached

ACCESS:

Current Approved Traffic Impact Study (TIS) includes:

- Wheatlands Blvd (East)
- Ridgeway (West) via Lyden Creek Blvd
- SH 52 (South) via Ribbon Grass

PARKS / OPEN SPACE:

- ± 9.4 Acres of park space
- ± 21.4 Acres of open space
- 4.51 Acres of open space on south portion
- +3 Miles of pedestrian trails and walks

WHEATLAND - TRI-TOWNS AERIAL



Carbon Valley (Tri-Towns):

Frederick, Firestone, and Dacono—historically rooted mining communities—form a closely connected tri-town region.

Community:

A tight-knit area that preserves its small-town charm while experiencing notable suburban growth. Nearby communities such as Mead and Erie contribute to the region's expanding residential appeal.

Economy:

Supported by a diverse mix of industries—including manufacturing, aerospace, and healthcare—the area benefits from its strategic location between Denver and Fort Collins.

Amenities:

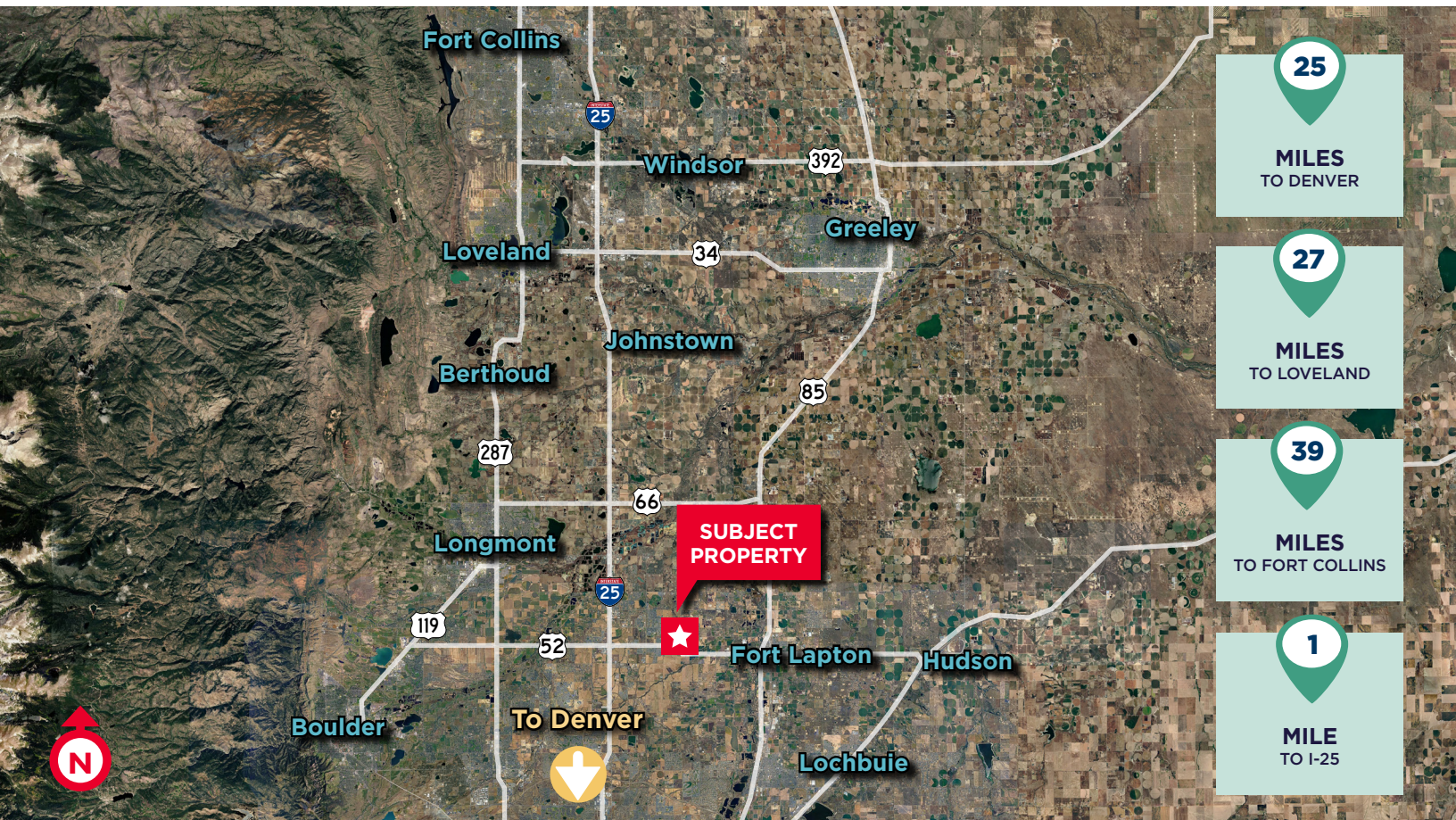
Offers an extensive network of trails and parks, along with convenient access to major metropolitan areas and nearby outdoor destinations such as Rocky Mountain National Park.



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18,241
POPULATION



\$129,460
MEDIAN
HOUSEHOLD INCOME



38.5%
BACHELORS DEGREE
OR HIGHER



37
MEDIAN AGE



2026
SOURCE CENSUS

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