



**3.4 ACRE
POTENTIAL
DEVELOPMENT SITE
\$50,000
PRICE DROP!**

3963 WELD COUNTY ROAD 6
ERIE, CO 80516

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Erie

I-25

Executive Summary



OFFERING SUMMARY

Sale Price:	\$449,000
Price Drop:	10/01/2020
Price/SF:	\$3.01
Lot Size:	3.43 Acres
Market:	Denver
Sub-Market:	Erie
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PROPERTY OVERVIEW

This long rectangular site runs parallel to I-25 and provides an opportunity to convert usage to Industrial. Small 1,056 SF house on site could be razed, or used for office. Lot approximately 120' wide by 1240' long. Currently zoned for agricultural/residential use. Jurisdiction is Weld County, CO. Special Use Review process may allow for industrial or commercial uses.

PROPERTY HIGHLIGHTS

- Desirable 3.43 acre Parcel with Excellent Exposure on I-25
- 30 minutes to Downtown Denver, Denver International Airport, and the D-J Basin energy sector
- Small House Onsite [could serve as office]
- Zoned Ag/Res, Seller to assist on change to Industrial/Commercial via Special Review process
- Near Fast Growing Erie CO
- Excellent Potential for Indoor Storage Facility
- Utilities onsite include gas, electric and Left Hand Water is close by. Septic system in place

Additional Photos



Location Map

