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7965 PENROSE BLVD.

FREDERICK, CO 80530

# OFFERING TERMS

- Sale Price \$2,150,000 (\$3.85/sf)
- County: Weld County, Colorado
- Lot Size: 12.83 acres (Lot A- 8.17 acres, Lot B- 4.66 acres)
- Current Mill Levy: 101.53
- Zoning: Residential R-2
- Raw water: not included
- Concept plan for 97 dwelling units
- Development documents: geotechnical reports, sketch plans, new survey, water analysis, traffic study, and list of mineral leases.



MULTI-UNIT RESIDENTIAL DEVELOPMENT OPPORTUNITY

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## THE CITY OF FREDERICK

Frederick was incorporated in 1907. Today, it is a vibrant community situated for breakneck growth. With easy access to I-25, Frederick is a convenient outpost to Fort Collins, Boulder, and Denver. Just to the south lie the booming northern Denver communities of Thornton and Brighton. With unmatched viewsheds and perfect location, this historic Colorado community is prepared to write the next chapter of its story.



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