

REDEVELOPMENT OPPORTUNITY AT THE CORNER OF MCCASLIN AND COAL CREEK

121-123 E. COAL CREEK DRIVE, SUPERIOR, CO 80027



PROPERTY HIGHLIGHTS

Redevelopment opportunity with frontage on McCaslin across from Superior Town Center. These 4 parcels zoned BC, Assembled site is 29,467 SF. 3 water taps, 3 sewer taps. 2 parcels contain existing residential homes that can be rented during project planning.

- Prime corner in Superior
- Frontage on McCaslin Blvd
- 3 water taps
- 3 sewer taps
- Leaseable residences during planning phase

Sale Price: \$1,625,000
Site Size: 29,467 SF
Zoning: BC

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only.

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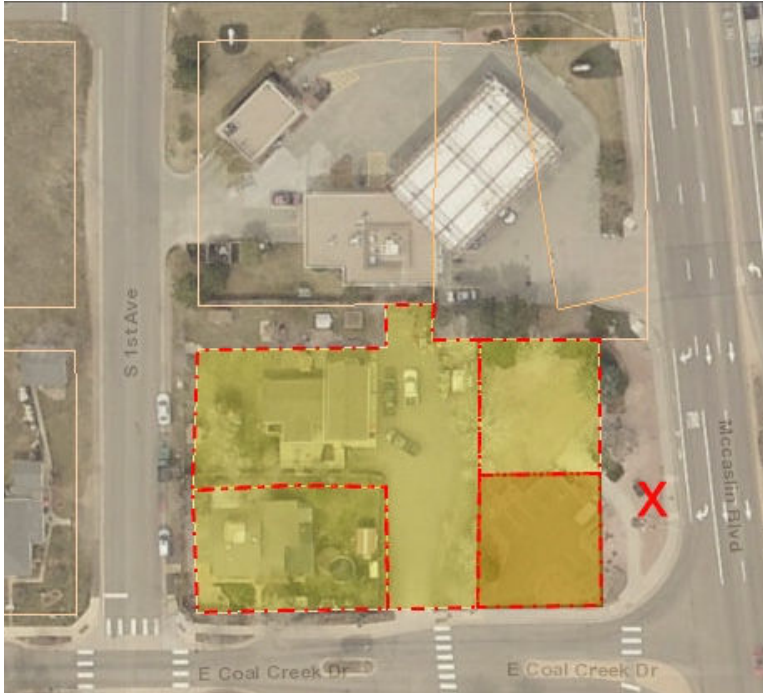
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Colorado
Group

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PROPERTY **SITE PLAN**



DEMOGRAPHICS

The Town of Superior has a well-educated, family-centered population of 13,189 poised along the productive US 36 corridor.

Average Household Size 2.8

Source: U.S. Census Bureau, Census 2010

For population 25 years and over in Superior:

- High school or higher: 97.1%
- Bachelor's degree or higher: 76.3%
- Graduate or professional degree: 39.1%
- Population in Labor Force: 79.1%
- Unemployed: 2.9%
- Mean travel time to work (commute): 20.4 minutes
- Median household income above state average.
- Median house value above state average.
- Percentage of population with a bachelor's degree or higher significantly above state average.

PROPERTY **LOCATION**



ESTIMATED DRIVE TIMES TO:

DENVER	25 minutes
DIA (Airport)	35 minutes
BROOMFIELD	10 minutes
BOULDER	10 minutes
LONGMONT	30 minutes