

# Join Boulder County's Newest Indoor Sports/Outdoor Soccer Facility

COUNTY LINE ROAD

BONNELL AVE

**PAD SITES FOR SALE  
OFFICE / RETAIL / FLEX  
OR  
BUILD-TO-SUIT**

**SEC COUNTY LINE ROAD  
AND BONNELL AVENUE  
ERIE, CO 80516**

## PROPERTY HIGHLIGHTS

**This 13-acre site sits at the intersection of** South East County Line Road and Bonnell Avenue in Erie, Colorado. Located just 2 miles south of Downtown Erie, the lot is the natural next step in Erie's explosive development. A brand new indoor sports facility and three accompanying outdoor fields lay at the center of the development. The remaining are pads ideal for restaurants and other supportive recreational retail. Zoning allows for light industrial and commercial uses. Erie is conveniently situated between northern Colorado's major economic and population centers. With a projected annual growth of 4.6% by 2023 and strong support for corporate and retail business partners, Erie is a leading destination for both businesses and residents.

<b>Acreage</b>	1.06 to 13.89 acres
<b>Price Range Per SF</b>	\$12/SF - \$18/SF
<b>Zoning</b>	L-I
<b>Location</b>	County Line Road Frontage
<b>Pad Sites</b>	Finished w/ utility delivered to site

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.

## CONTACT US

**Scott Crabtree, MBA LEED®AP**  
Broker Associate  
303.449.2131 ext 125  
crabtree@coloradogroup.com

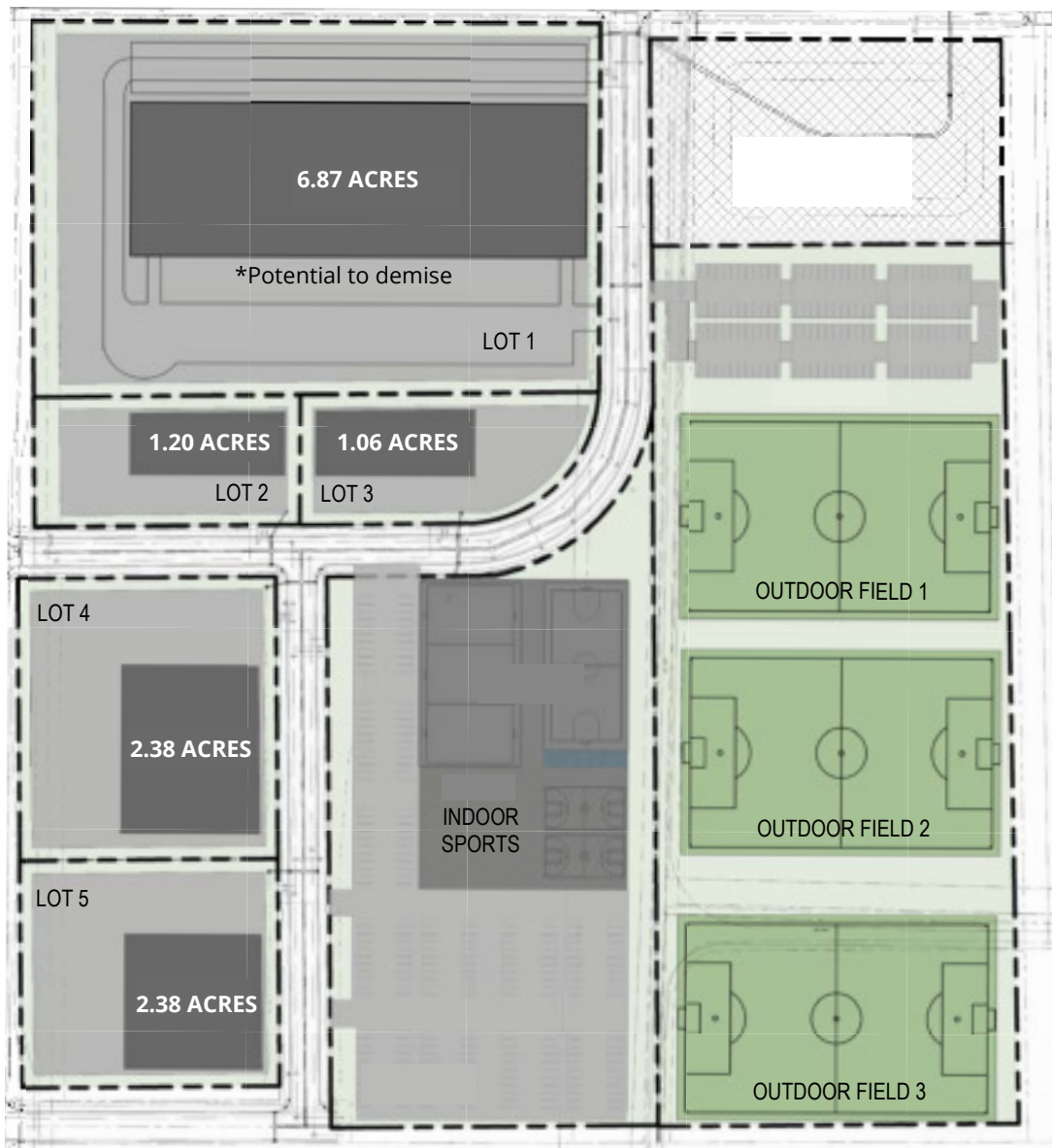
**Liz Amaro**  
Broker Associate  
303.449.2131 ext 136  
liz@coloradogroup.com

**The Colorado Group, Inc**  
3434 47th St, Suite 220  
Boulder, CO 80301  
303.449.2131  
www.coloradogroup.com

PRICING **CHART**

	Acreage	Land Square Footage
<b>Pad 1</b>	6.87 *demisable	299,257 SF
<b>Pad 2</b>	1.20	52,272 SF
<b>Pad 3</b>	1.06	46,174 SF
<b>Pad 4</b>	2.38	103,673 SF
<b>Pad 5</b>	2.38	103,673 SF

CONCEPT **PLAN**



# LAND FOR SALE

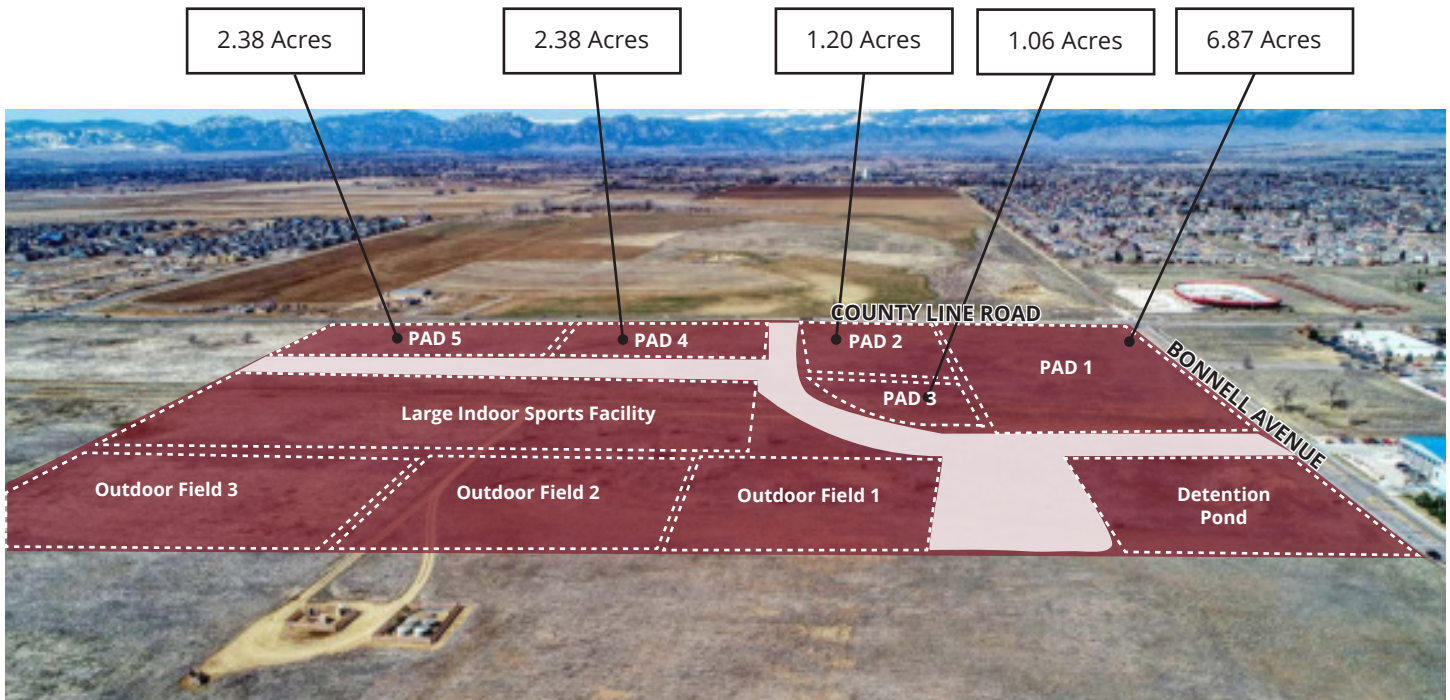
SEC COUNTY LINE ROAD, ERIE, CO 80516

## DEMOGRAPHIC REPORT

	1 Mile	3 Miles	5 Miles
Population	6,428	40,677	79,170
Households	2,409	15,489	30,478
Average Household Income	\$160,243	\$149,812	\$143,089

\*10,570 vehicles pass by daily

## SITE PLAN





# LAND FOR SALE

SEC COUNTY LINE ROAD, ERIE, CO 80516

Colorado Group

## PROPERTY LOCATION

