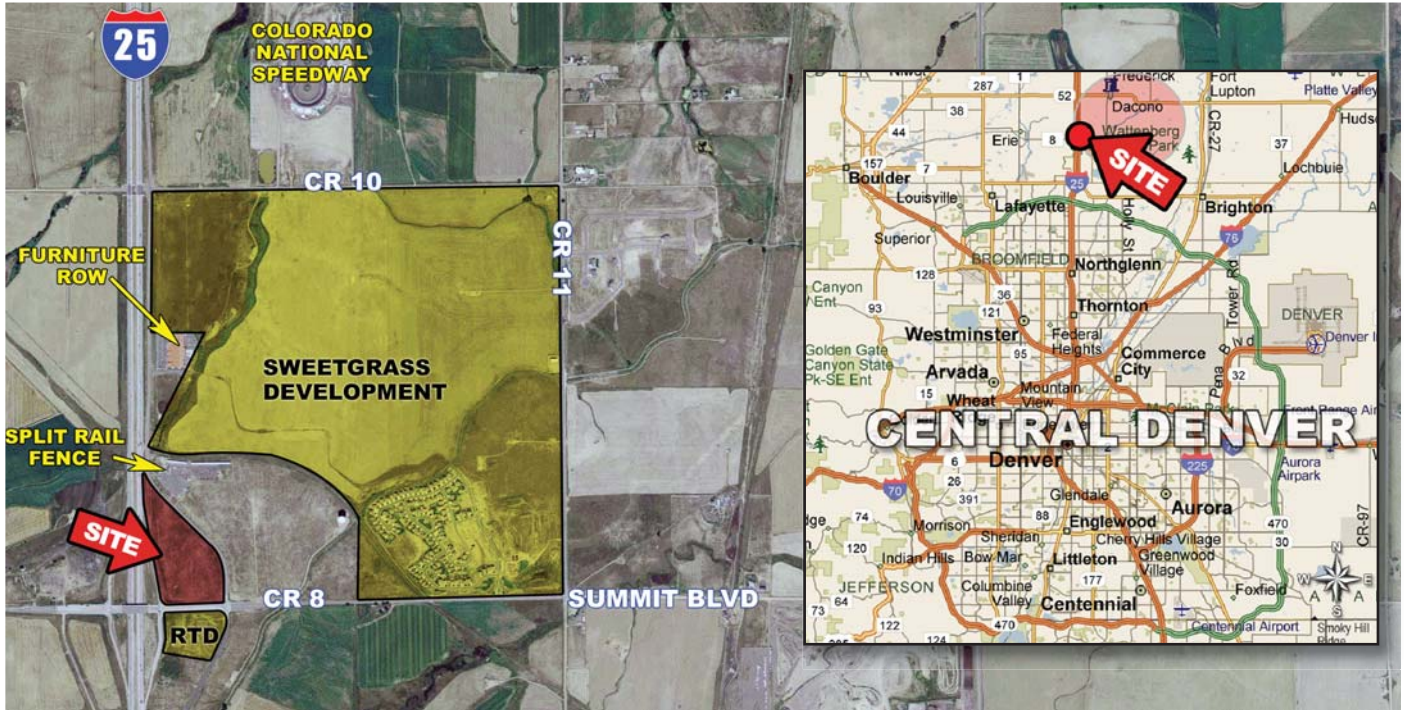


I-25 Commercial Corner

NEC I-25 & Summit Blvd (CR 8)
Dacono, Colorado

For Sale



FEATURES

Location: NE Corner of I-25 and Weld County Road 8 (CR8)
(20 minutes to Downtown Denver)

Size: 13.37 Acres

Zoning: C-1 The town of Dacono will encourage most commercial uses

Topo: Sloping to the northeast

Taxes: \$49.00/yr

Access: Future access available from the existing frontage road

Asking Price: \$1,633,500.00 (\$2.80/SF)

UTILITIES

Water is available from Central Weld County Water District. A short line extension from Split Rail Fence would be required. Sanitary Sewer is available from St. Vrain Sanitation District. Line extension required. Contact broker for details.

TRAFFIC COUNTS *(CDOT 2008)*

On I-25 south of SH 52 Dacono 76,900 vehicles/day

On I-25 north of SH 7 Broomfield 91,300 vehicles/day

COMMENTS

Rare interchange corner on I-25, a major north-south Interstate from Wyoming to Mexico. Cooperative city government is anxious to see this site developed. With low property tax and low price per square foot, this is ideal land to hold for appreciation and later commercial development. In addition, owner will consider first mortgage, carry-back financing.

Jack Hanlon

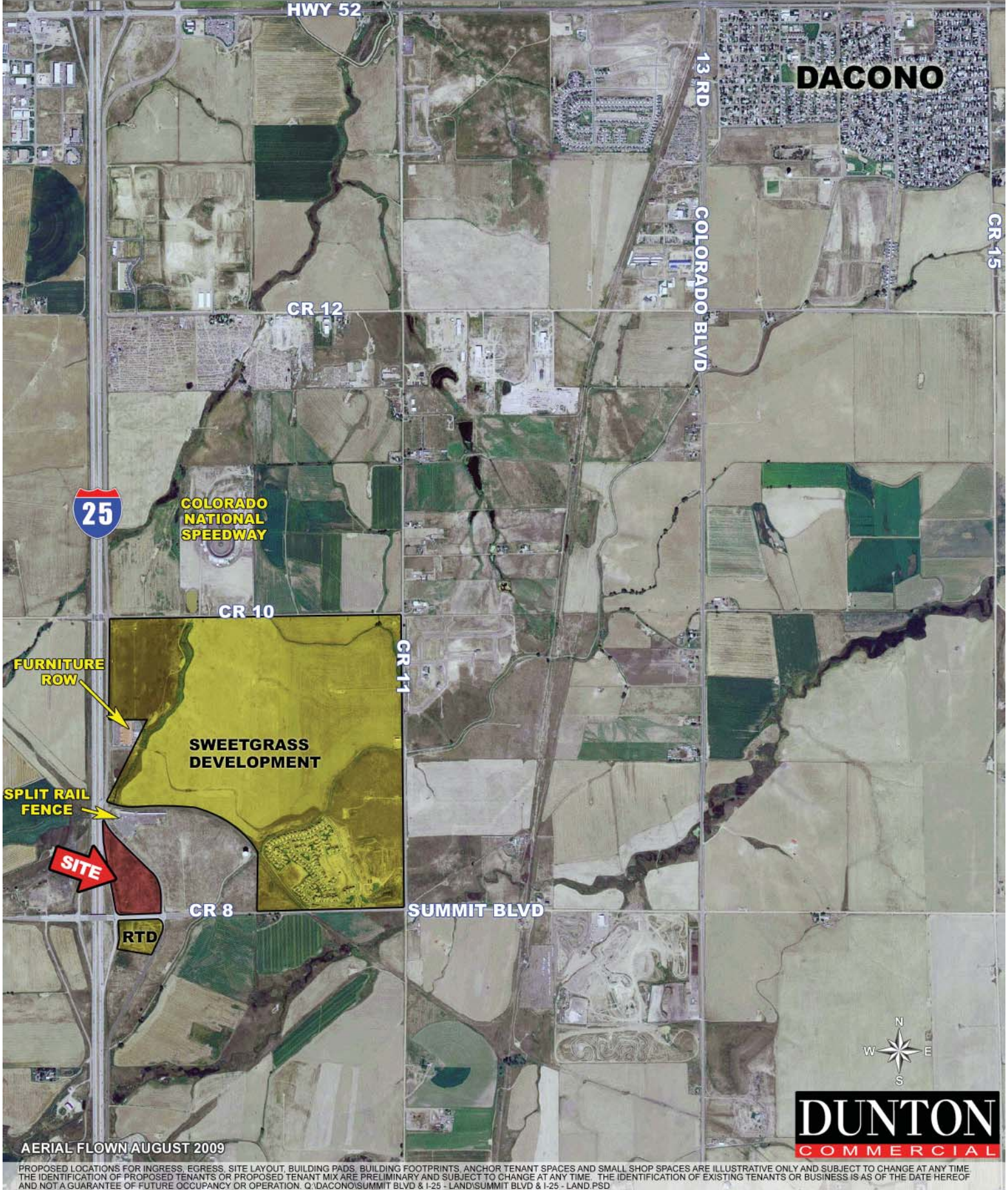
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Interstate 25 & Summit Boulevard (CR 8)



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AERIAL FLOWN AUGUST 2009

PROPOSED LOCATIONS FOR INGRESS, EGRESS, SITE LAYOUT, BUILDING PADS, BUILDING FOOTPRINTS, ANCHOR TENANT SPACES AND SMALL SHOP SPACES ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE AT ANY TIME. THE IDENTIFICATION OF PROPOSED TENANTS OR PROPOSED TENANT MIX ARE PRELIMINARY AND SUBJECT TO CHANGE AT ANY TIME. THE IDENTIFICATION OF EXISTING TENANTS OR BUSINESS IS AS OF THE DATE HEREOF AND NOT A GUARANTEE OF FUTURE OCCUPANCY OR OPERATION. Q:\DACONO\SUMMIT BLVD & I-25 - LAND\SUMMIT BLVD & I-25 - LAND.PSD