

# FIRESTONE MIXED-USE DEVELOPMENT SITE

FOR SALE  
FIRESTONE, CO 80520



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# PROPERTY INFORMATION

## ZONING:

MU PUD, Town of Firestone

## PERMITTED USES

- Dental or Medical Office, Clinic, Lab
- Bank
- Bank, with drive-through service
- Bar/Tavern
- Bar/Tavern (outdoor facilities)
- Restaurant
- Restaurant, with drive-through or drive-up services
- Restaurant, with outdoor seating area
- Hotel or Motel
- Office, Business or Professional
- General Retail
- Personal Service Establishment
- Pharmacy
- Pharmacy with drive-through service
- Vehicle Service and Repair, Light
- Animal Hospital, Small Animals (indoor only)
- Kennel or Animal Day Care (indoor only)
- Child Care Center, Large
- Child Care Center, Small
- Commercial Amusement Indoor, Minor
- Religious Assembly
- Dwelling, Multi-Family
- Retirement Home, Nursing Home, Hospice Care Residential Facility or Assisted Living Facility

\*Please note that other uses may be permitted administratively or by Planning and Zoning Board review. Please see the Town of Firestone Land Use Code for a complete list of these uses and other important zoning standards.

For a full list of uses and complete Zoning Code: [Click Here](#)

## UTILITIES

- Water: Town of Firestone
- Sewer: St. Vrain Sanitation
- Electric: United Power
- Natural Gas: Blackhills Energy
- Utility Plan: [Click Here](#)

## ADDITIONAL DOCUMENTS

- Final Plat: [Click Here](#)

## PROPERTY HIGHLIGHTS

Mixed-use development site located near the SEC of the signalized intersection of Firestone Boulevard (Hwy 119) and Colorado Boulevard. The site is in close proximity to Interstate 25 within a rapidly growing commercial and residential area. Adjacent to King Soopers shopping center, Walgreens, UC Health Emergency Room and many other retailers in the immediate area.

PARCEL NUMBER	131107218013
LAND AREA	7.84± Acres (341,375± SF)
ASKING PRICE	\$1,300,000
ZONING	MU PUD (Mixed Use Planned Unit Development)
COUNTY	Weld

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# LOCATION INFORMATION

## ABOUT FIRESTONE

Firestone remained a small town until its boom began in 2000. During that time, the population soared from 1,908 to 10,147 in 2010, notching out a 432 percent growth during that period. While the community continues to offer a small-town feel, it attracts a variety of new residents including many young families looking for affordable living and a short commute to regional metro areas.

Miles of trails make up the Firestone Trail system, which is part of the regional Colorado Front Range Trail system. The trails offer great recreation opportunities for residents and visitors to enjoy the great outdoors and connect to various parks and community amenities. The community is also home to the award-winning Saddleback Golf Club and St. Vrain State Park.

## DEMOGRAPHICS

DISTANCE	3 MILE	5 MILES	7 MILES
2021 Est. Population	21,209	37,805	58,757
2026 Projected Population	25,008	45,027	68,854
Est. Avg. HH Income	\$118,333	\$114,751	\$111,969
Median Age	34.9	36.0	36.9

Source: Site To Do Business, November 2021

## FIRESTONE ACCOLADES

- Ranked in the top '10 Cities Primed for Economic Growth and Opportunity in 2018', Cardrates.com.
- Ranked 5th, 'Colorado's 20 Safest Cities of 2018', SafeWise
- Ranked 8th, Most Affordable Colorado City, June 2016, SmartAsset.
- Ranked 1st, Best Cities for Homeownership in Colorado, March 2014, NerdWallet.

## WHY LOCATE YOUR BUSINESS TO FIRESTONE?

- **Location** - Strategically located midway between Denver and Fort Collins along I-25 and SH 119, Firestone is only minutes away from E-470 and DIA.
- **Desirability** - Evidenced by the 58% estimated population growth rate in the next 10 years.
- **Low Taxes** - Lowest taxes in the region. Sales tax is only 3.6%, with no sales tax on food groceries. Property tax is only 6.8 mills and the Town has almost no debt obligations.
- **Development** - Review process in Firestone is fast and efficient. Many commercial developments have been processed in six weeks or less.
- **Flexible Master Plan** - Principals of free-market economy and provides flexibility for the development of high-quality residential, commercial and employment development.

Source: Town of Firestone: <http://www.firestoneco.gov>

## Top Area Employers

- American Furniture Warehouse
- ARC Worldwide Group
- King Soopers
- Home Depot
- Crestone Peak Resources
- Town of Firestone
- Coal Ridge Middle School
- Safeway
- Prairie Ridge Elementary
- Centennial Lending

Town of Firestone:

Firestone is centrally located to Denver, Boulder, Fort Collins and Denver International Airport. As one of the fastest growing communities in Colorado, Firestone is primed for commercial development to support its growing number of residents, businesses, and visitors. Firestone has more than 65 major residential, commercial, employment and mixed-use developments, with an estimated 2,000 jobs.

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