

FINISHED LOT FOR SALE

1271

SUMMIT VIEW DRIVE

PROFESSIONAL/MEDICAL OFFICE APPROVED

CONTACT:

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LOT SIZE:

APPROXIMATELY 35,882 SF

SALE PRICE:

\$12.00/SF



- RARE OPPORTUNITY TO BUILD AND OWN YOUR OWN OFFICE IN BOULDER COUNTY.
- EXCELLENT VISIBILITY ON HWY 42 BETWEEN BASELINE AND SOUTH BOULDER RD IN LOUISVILLE
- EASY ACCESS TO LAFAYETTE, BOULDER, HWY 36 AND THE NORTHWEST PARKWAY.
- CITY APPROVAL AND UTILITIES STUBBED TO THE LOT, ALL YOU NEED IS A BUILDING PERMIT TO BREAK GROUND.
- SURROUNDED BY STEEL RANCH RESIDENTIAL DEVELOPMENT BY RYLAND HOMES & BOULDER CREEK BUILDERS.
- STUNNING MOUNTAIN VIEWS.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it.



2305 CANYON BLVD, SUITE 200
BOULDER, CO 80302

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2010 POPULATION	8,894	50,058	84,336
AVG. HH INCOME (\$)	102,887	100,286	105,583
# OF HOUSEHOLDS	3,702	19,081	31,998
# OF BUSINESSES	390	2,165	3,603
# OF EMPLOYEES	2,237	20,230	42,998

TRAFFIC COUNT:
HWY 42 AT SUMMIT VIEW DRIVE 18,200 CARS PER DAY



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