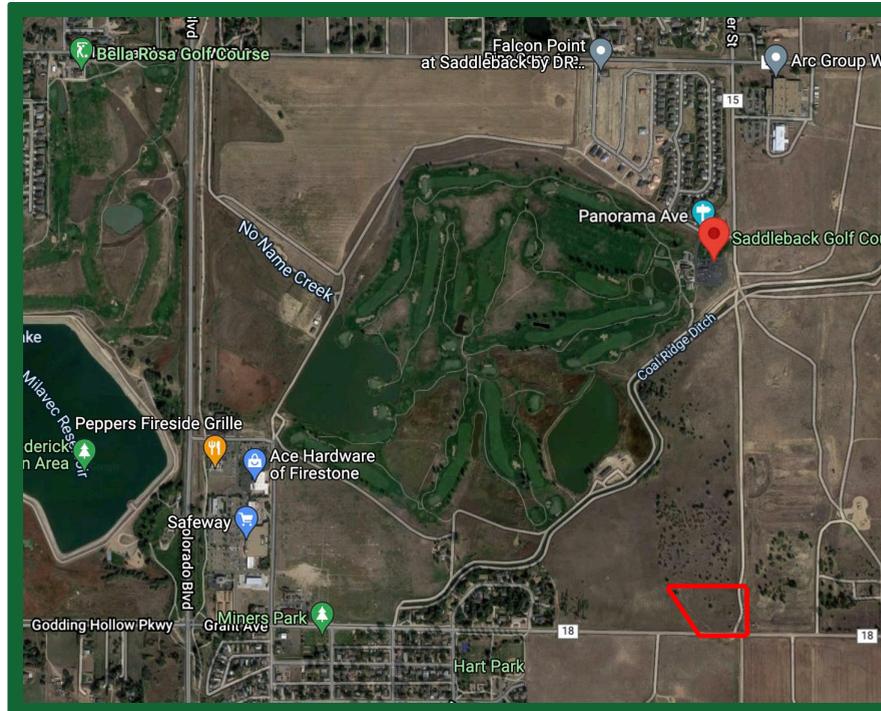


FOR SALE

Vistas at Saddleback
SWC Frontier Street and Grant Ave.
Firestone, CO 80504

Land for multi-family, seniors housing, or office/commercial

- \$1,875,000 Price
- \$5.0/SF Land
- 11 Total Acres with
~8.6 Buildable Acres
- Zoned: R-1, Regional
Commercial
- Water not included



The site is part of the Vistas at Saddleback, a proposed ± 47.5 acre mixed use community in Firestone. The master plan consists of 39 acres for residential development, including town homes, patio homes, and paired homes. The remaining ~ 8.6 acres at the south end of the property is zoned commercial for multi-family, assisted living, or office/ commercial uses. All utilities are to the site, and minimal offsite improvements would be needed. Located southeast of the Saddleback Golf Course, the community will benefit from views of open space and the Rocky Mountains. The golf course will serve as the Vistas' primary amenity and the overall design will be built around providing access to the course and other trails.



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Investment Sales | Leasing | Property Management

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The City of Firestone has a desire and need for seniors housing options for its residents. Local medical services include the UCHealth Carbon Valley Medical Center, Centura Health Physician Group, and Salud Family Health Center. The Carbon Valley Senior Center also offers a variety of social, fitness, educational, recreational, wellness, and cultural opportunities for adults age 55 and better.



Highlighted for its open spaces, outdoor recreational opportunities and growing economy, Firestone continues to experience population growth due to its low taxes, new housing developments, and proximity to Denver, Longmont, and Boulder. It is continuously ranked as one of the safest communities in Colorado (source: FBI). Firestone offers numerous neighborhood, community and regional parks, including a regional sports complex. Miles of trails make up the Firestone Trail system, which is part of the Colorado Front Range Trail system.



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