

**Commercial Development Site
With Highway 119 Frontage
4 Acres of Vacant Land
In Fast Growing Area of Longmont
Ground Lease or Build to Suit**

**Located at the SWC of Hwy 119 & County Line Road 1
(a.k.a. 10157 E. County Line Road)
Longmont, Colorado**

**Ideal High Traffic
Signalized Intersection
(37,500 VPD)
Hwy 119 is the primary
East / West Arterial
In and Out of Longmont**

**Great Location for:
Bank with Drive-thru Lanes
Drive-Thru Restaurant
Small Retail Center
Convenience Store
Office Building**

**Traffic Counts:
On Hwy 119 - West of CLR 1: 31,300 VPD
On CLR 1 - North of Hwy 119: 6,388 VPD
Excellent Access to Major Highways**

DEMOGRAPHICS (2006 ESTIMATES)	3 MILE	5 MILE	7 MILE
Population:	34,186	76,707	96,370
Average Annual Household Income:	\$63,859	\$69,758	\$75,166
Number of Employees:	11,133	29,204	34,544



Expanding East From Longmont to I-25

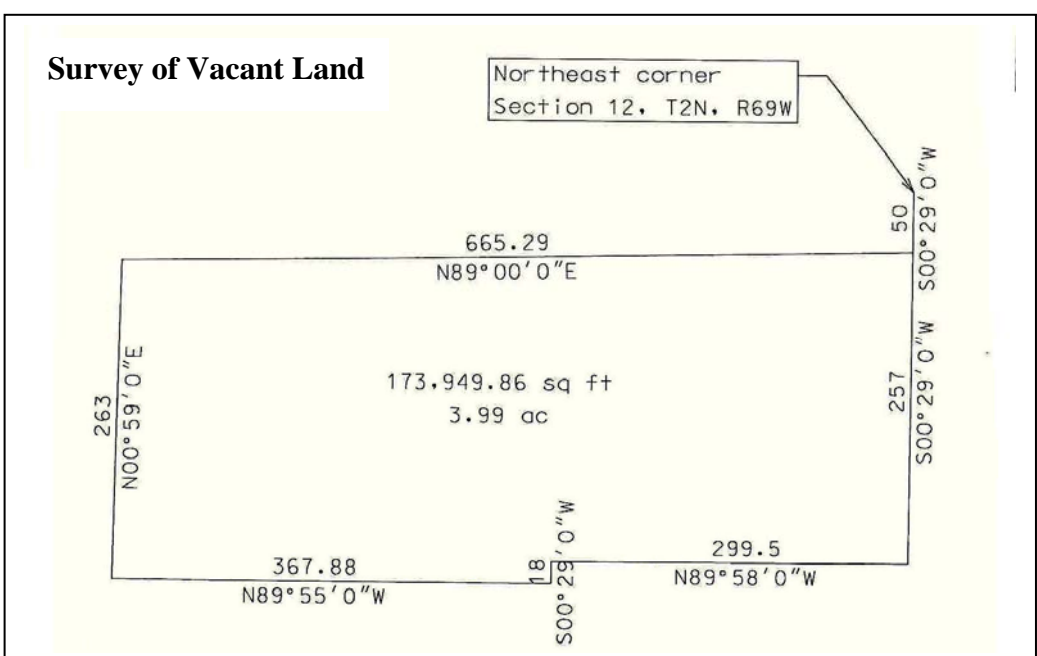
FOR MORE INFORMATION CONTACT:

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- CONCEPTUAL SITE PLAN**
- 6,000 SF Retail Building
 - 8,300 SF Retail Building
 - 8,000 SF Fast-Food Building with Drive-thru
 - 6,000 SF Bank Building with Drive-thru

Highway 119



County Line Road