

FUTURE DEVELOPMENT

HWY 66 & PACE
Longmont, Colorado



Great **Location** and **Visibility** in
North East Longmont.
Get in now for *customization!*



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Get in now while property zoning and lot lines can be *modified* or *combined* to suite your specific need!



General Information:

20 Acres Vacant Commercial Land located on the Southeast Corner of State Hwy 66 (Ute Hwy) and Pace Street in north Longmont, Colorado.
 Traffic Count is 22,650 VPD.
 Planned for Mixed Use Zoning.

Area Improvements:

Highway 66 is a Major East /West Corridor.
 This Area is experiencing significant growth with long range traffic volumes on State Hwy 66 projected to be in the range of 22,000 to 35,000 vehicles near the Pace Street Intersection. The new King Soopers Center and Safeway are located at 17th and Pace. Albertsons is at 17th and Main Street and a Super Wal-Mart is located at the northeast corner of State Highway 66 and Hwy 287 (Main Street) – about 1 mile to the West of this Site.
 Abutting to the South is the new Residential Area of Spring Valley Subdivision and the Ute Creek Golf Course.

PERFECT LOCATION FOR:

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|-----------------------------------|-------------------------------|------------------------------|
| Bank with Drive-Thru Lanes | Automotive / Car Wash | Quick Lube / Tire |
| Restaurants | Drive-Thru Restaurants | Coffee Shop |
| Retail Shops | Video Store | Book Store |
| Martial Arts / Dance | Movie Theatre | Recreation Facility |
| Professional Practice | Medical/Dental Office | Church/ Social Center |



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