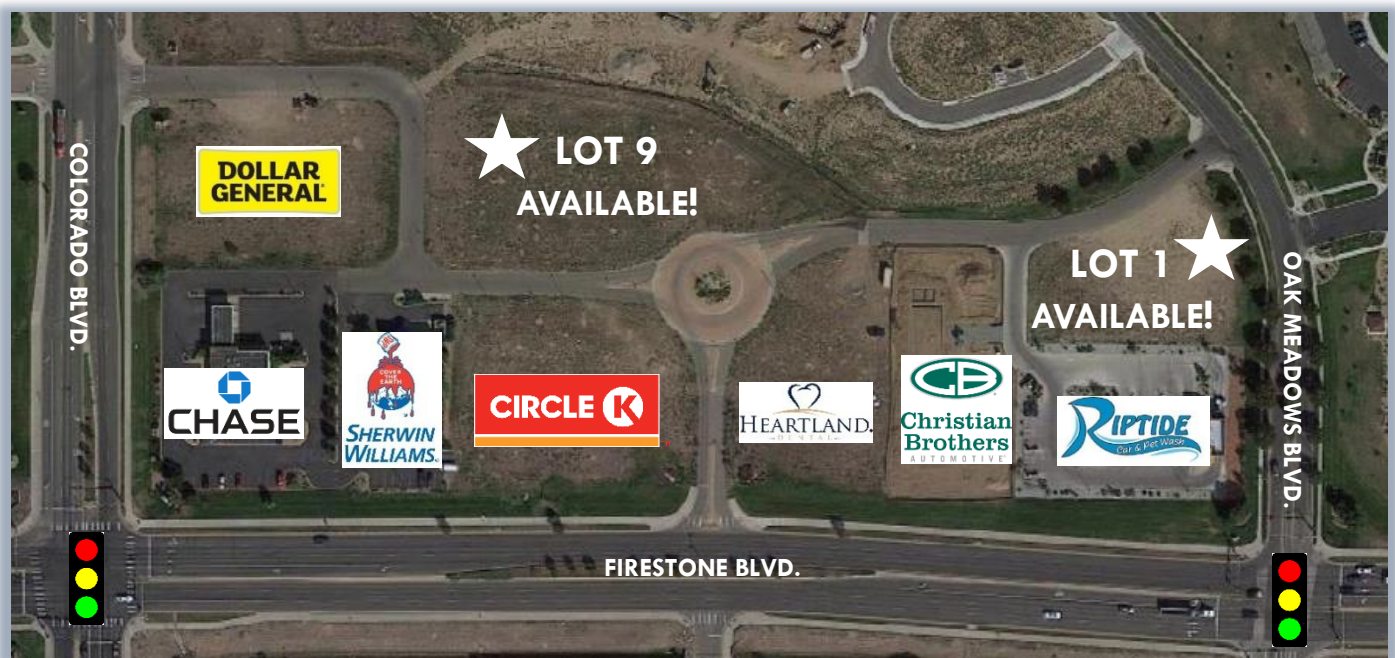


# Featured Property



## RETAIL PAD SITES FOR SALE! OAK MEADOWS VILLAGE



Located NE of the intersection of Colorado & Firestone Blvds. in the heart of Firestone, and surrounded by diverse residential, **King Soopers** and other retail, schools, and parks, **Oak Meadows Village** offers an ideal opportunity for retail and service development!

Two (2) retail pad sites with water shares ready for development!

**Lot 9 – 2.23 Acres**

**Lot 1 – 1.21 Acres**



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Contact a member of the Firestone Economic Development team for more information on this property, or other properties in the Town of Firestone!

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# Featured Property



## Property Features:

- Sale Price: \$6.00/SF – Water shares already dedicated to the Town of Firestone!
- Zoning: PUD – NC – allows for a variety of Neighborhood Commercial uses, including child care, retail, restaurants, personal services, and office
- Land Area:
  - Lot 9 – 2.23 Acres
  - Lot 1 – 1.21 Acres
- Parking requirements:
  - Retail: 1/250 SF
  - Office: 1/300 SF
  - Food & Beverage Service: 1 space per 3 seats plus 1 space per employee on maximum shift
- No Weld County sales tax
- Convenient access to I-25 and surrounded by residential neighborhoods, apartment complexes, King Soopers and other retail, UCHealth services, schools and parks, and within one (1) mile of tournament sports parks



**Firestone Regional Sports Complex**

**Firestone Central Park**  
The park master plan includes ball and sports fields for tournaments, a recreation facility, and other community amenities.

Contact the Economic Development team for a report showing area traffic and visitor demographic data!