

# Featured Property



## RETAIL PAD SITES FOR SALE! KEN PRATT BLVD (HWY 119) & FAIRVIEW ST



### New retail pad sites available for sale in west Firestone!

- Up to 20 acres gross available
- Sizes negotiable
- Flexible zoning - PUD RC (regional commercial)
- 180+ single family residential units planned – directly adjacent
- Easy access to I-25

SH

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BROKERAGE

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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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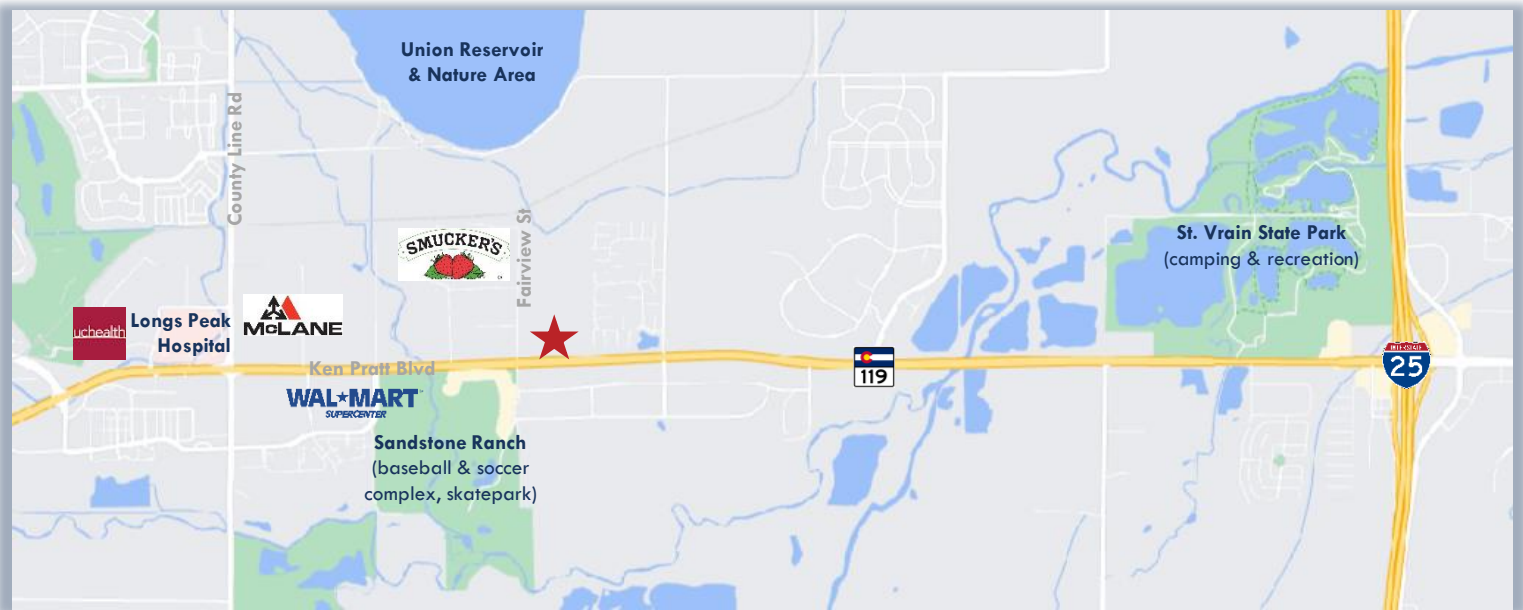
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## Property Features:

- Located on busy Ken Pratt Blvd, just 3 miles west of Interstate 25
- Surrounded by residential development, employers operating multiple shifts, a regional hospital, and recreation destinations, including tournament sports facilities
- No Weld County sales tax – sales tax is only 6.5%
- Property is located in a designated Firestone Urban Renewal Area
- Utility service providers:
  - Electrical – United Power
  - Natural Gas – Black Hill Energy
  - Water – Left Hand Water District
  - Wastewater – St. Vrain Sanitation District



### DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
Est Population	25,973	90,371	196,093
Avg Household Income	\$107,134	\$102,080	\$115,593
Employees	5,729	37,188	58,151
Businesses	562	3,587	5,698

Source: ESRI 2021

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