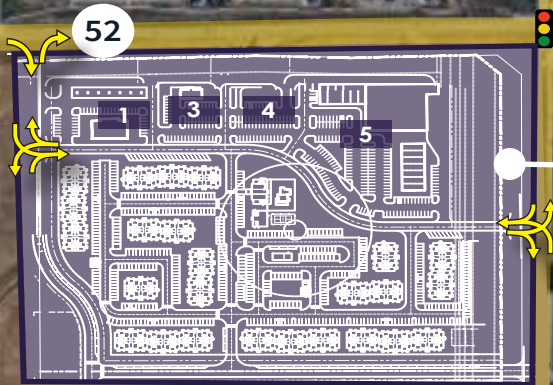


RETAIL PADS FOR SALE OR LEASE AT SWC HIGHWAY 52 & COUNTY ROAD 7

8.52 Available (Flexible) | Pad Delivery Spring 2028



SITE

CALIBER
COLLISION



SWC Highway 52 & County Rd 7,
Erie, CO 80516



CONTACT INFORMATION:

SAM ZAITZ

sam.zaitz@jll.com

+1 303 931 1201

JEFF FELDMAN

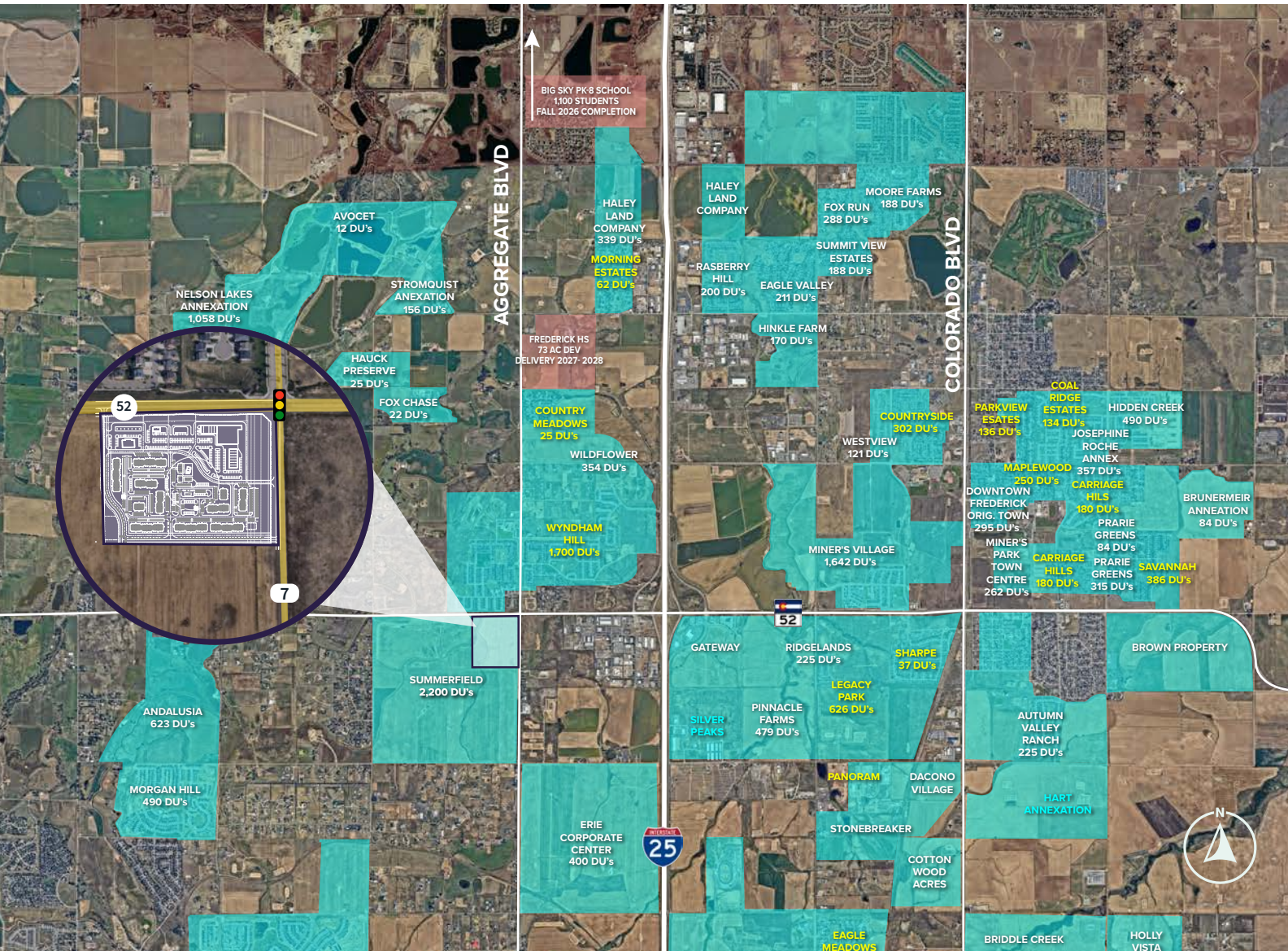
jeff@feldmancommercial.com

+1 214 564 7188



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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS



1.19-4.34

Acres

Available



300

MULTIFAMILY UNITS

on Site



867

TOTAL PARKING

Spaces at full build out

LOCATION HIGHLIGHTS

- 34 acre commercial use in Summerfield Master Plan
- Part of 620 Acre Summerfield Masterplan – 2,200+ planned residential units
- Hard corner signalized at Highway 52 and County Rd 7
- Direct Frontage on State highway 52
- Adjacent to 300-unit multifamily community (18.4 DU/AC)
- 4 Minute Drive to I-25

5,500

PROJECTED POPULATION

(At Summerfield Master Plan)

\$116K

AVERAGE HOUSEHOLD INCOME

(3 mile radius)

17K

DAILY TRAFFIC COUNTS

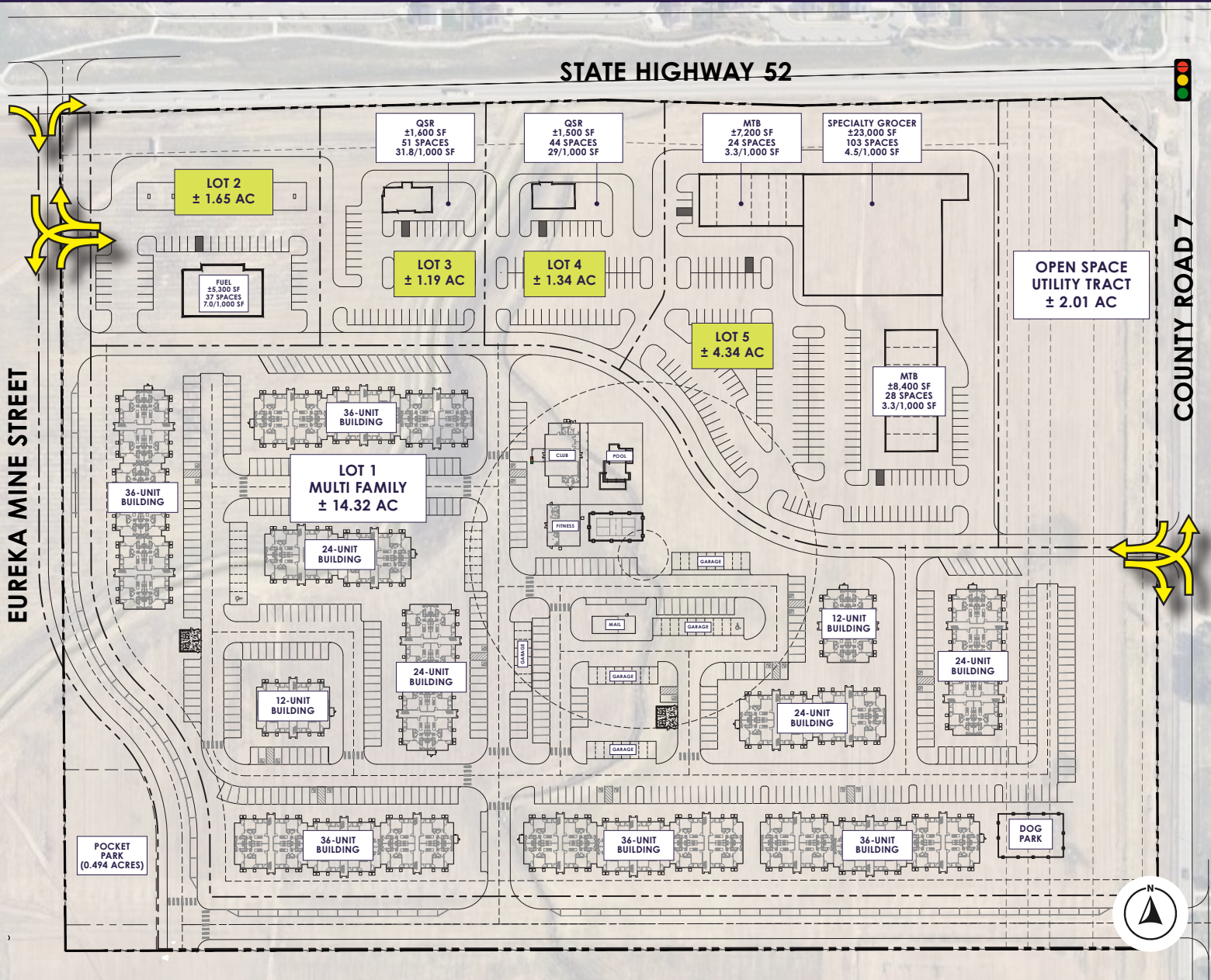
(Highway 52)

2,200 UNITS

NEW UNITS PROJECTED

(At Summerfield Development)

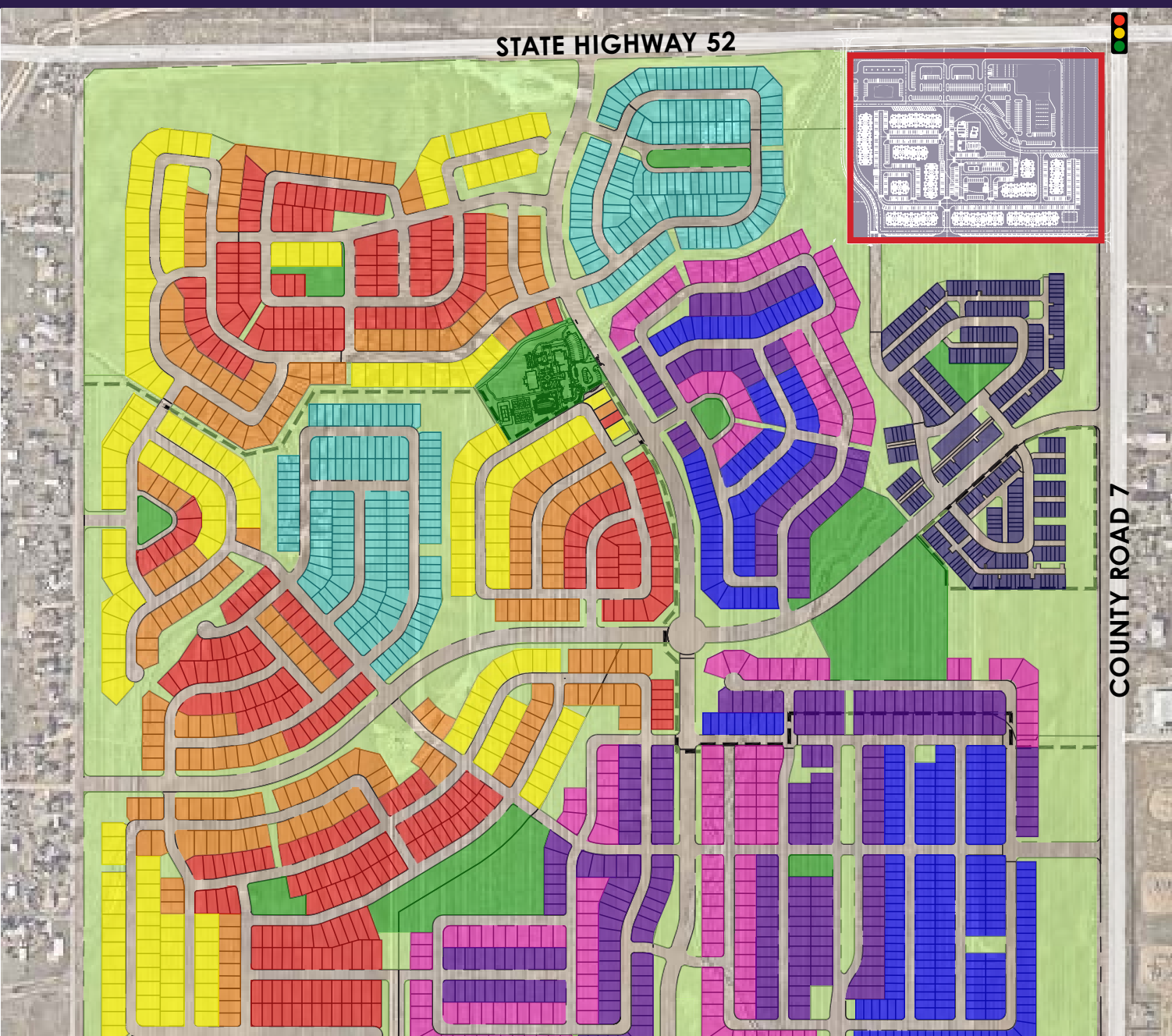
CONCEPTUAL SITE PLAN



AVAILABLE COMMERCIAL PADS

Lot 2	Fuel	± 1.65 Ac
Lot 3	QSR	± 1.19 Ac
Lot 4	QSR	± 1.34 Ac
Lot 5	Specialty Grocery	± 4.34 Ac

SUMMERFIELD CONCEPT PLAN

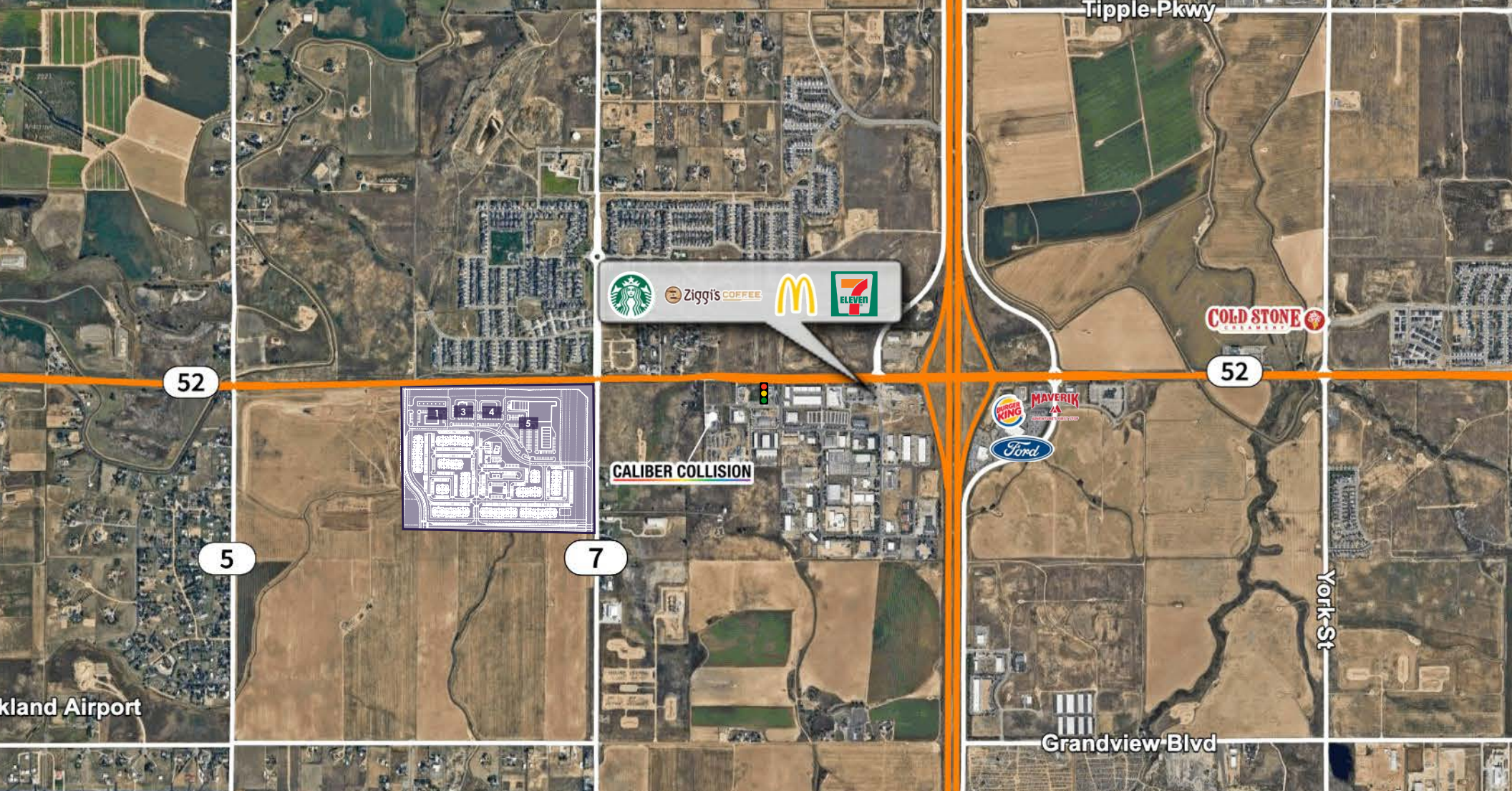


STATE HIGHWAY 52

COUNTY ROAD 7

LEGEND

- Open Space
- Park or Amenity Area
- Toll Brothers 50' Lot
- Toll Brothers 60' Lot
- Toll Brothers 70' Lot
- Toll Brothers Duplex
- Lennar 40' Lot
- Lennar 50' Lot
- Lennar 60' Lot
- Lennar Townhouse



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