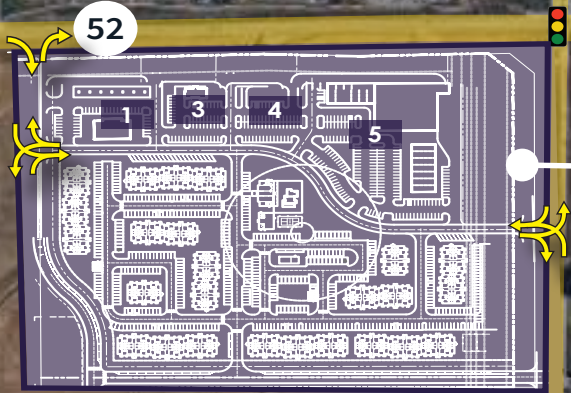


RETAIL PADS FOR SALE OR LEASE AT SWC HIGHWAY 52 & COUNTY ROAD 7

8.52 Available (Flexible) | Pad Delivery Spring 2028



SITE

CALIBER
COLLISION



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



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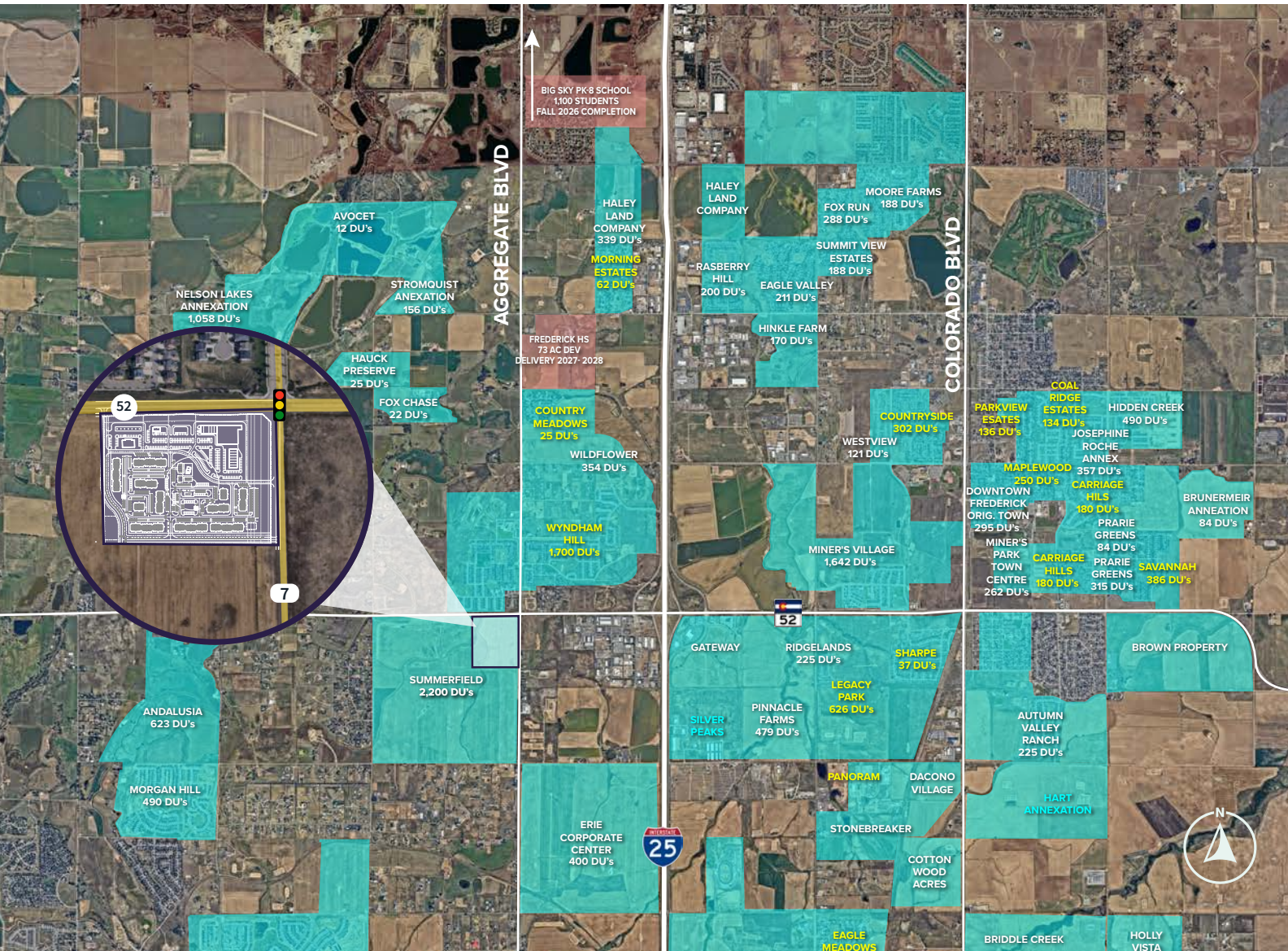
+1 214 564 7188



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PROPERTY HIGHLIGHTS

2



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 Acres 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

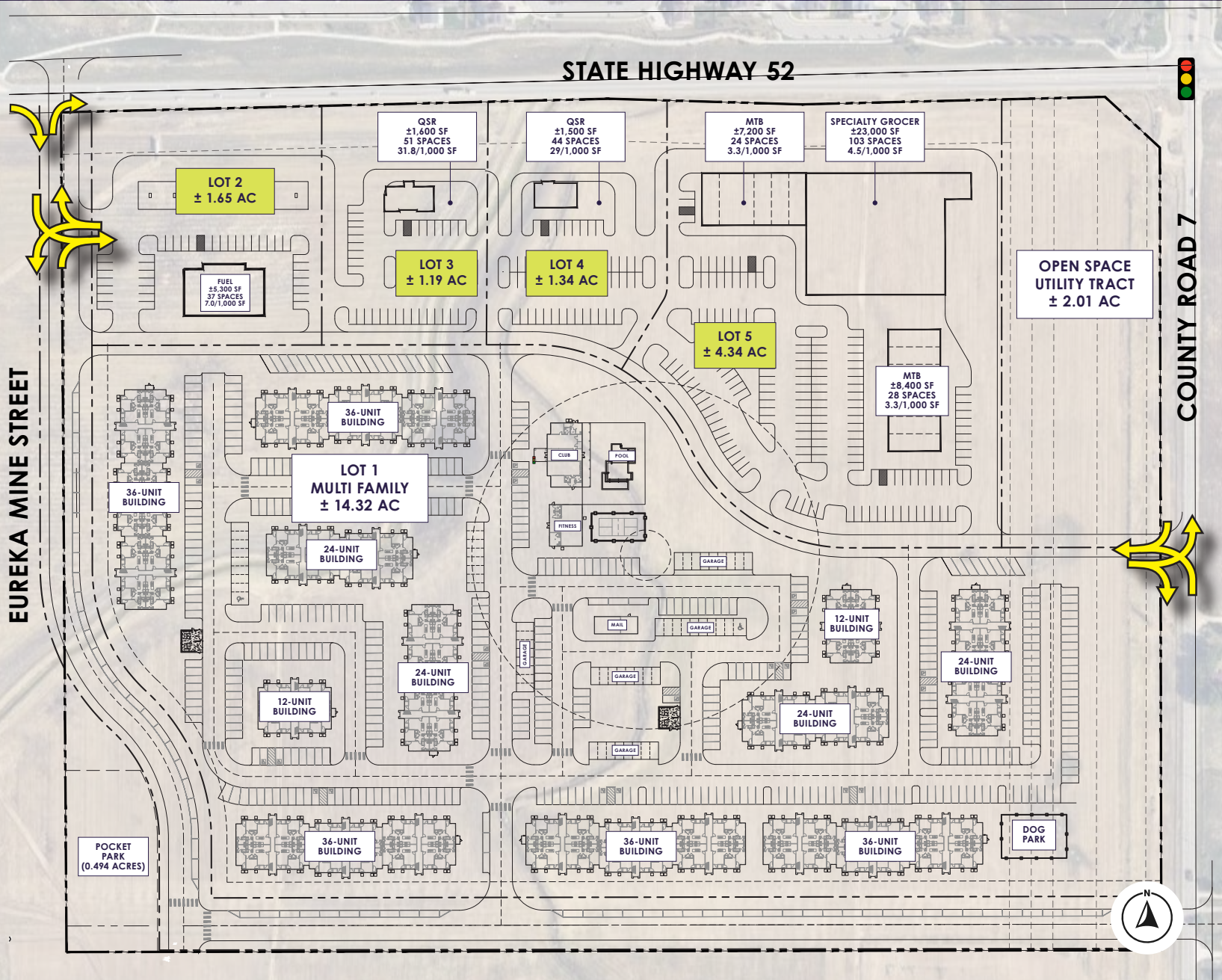
5,500
PROJECTED POPULATION
(At Summerfield Master Plan)

\$116K
AVERAGE HOUSEHOLD INCOME
(3 mile radius)

17K
DAILY TRAFFIC COUNTS
(Highway 52)

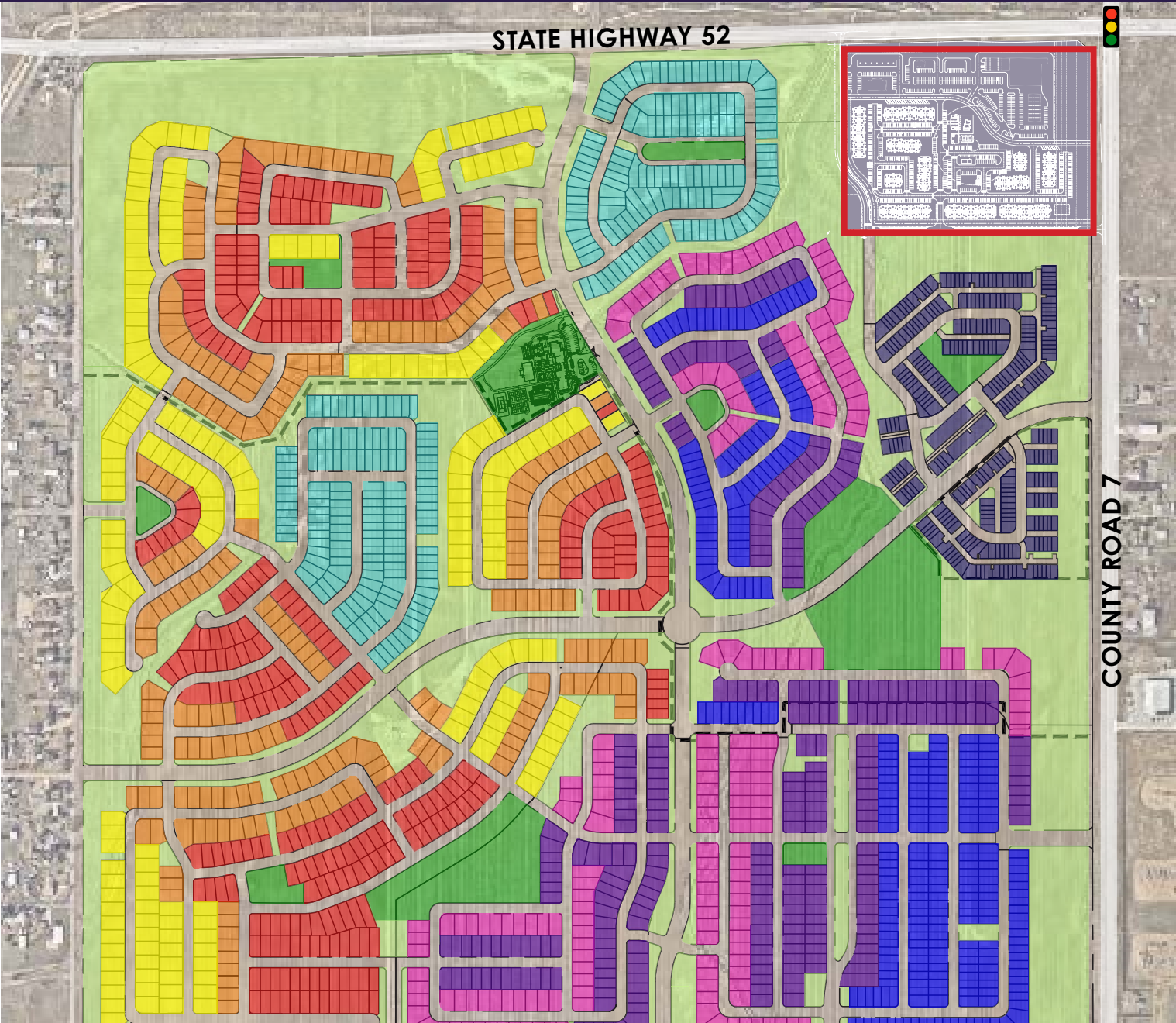
2,200 UNITS
NEW UNITS PROJECTED
(At Summerfield Development)

CONCEPTUAL SITE PLAN



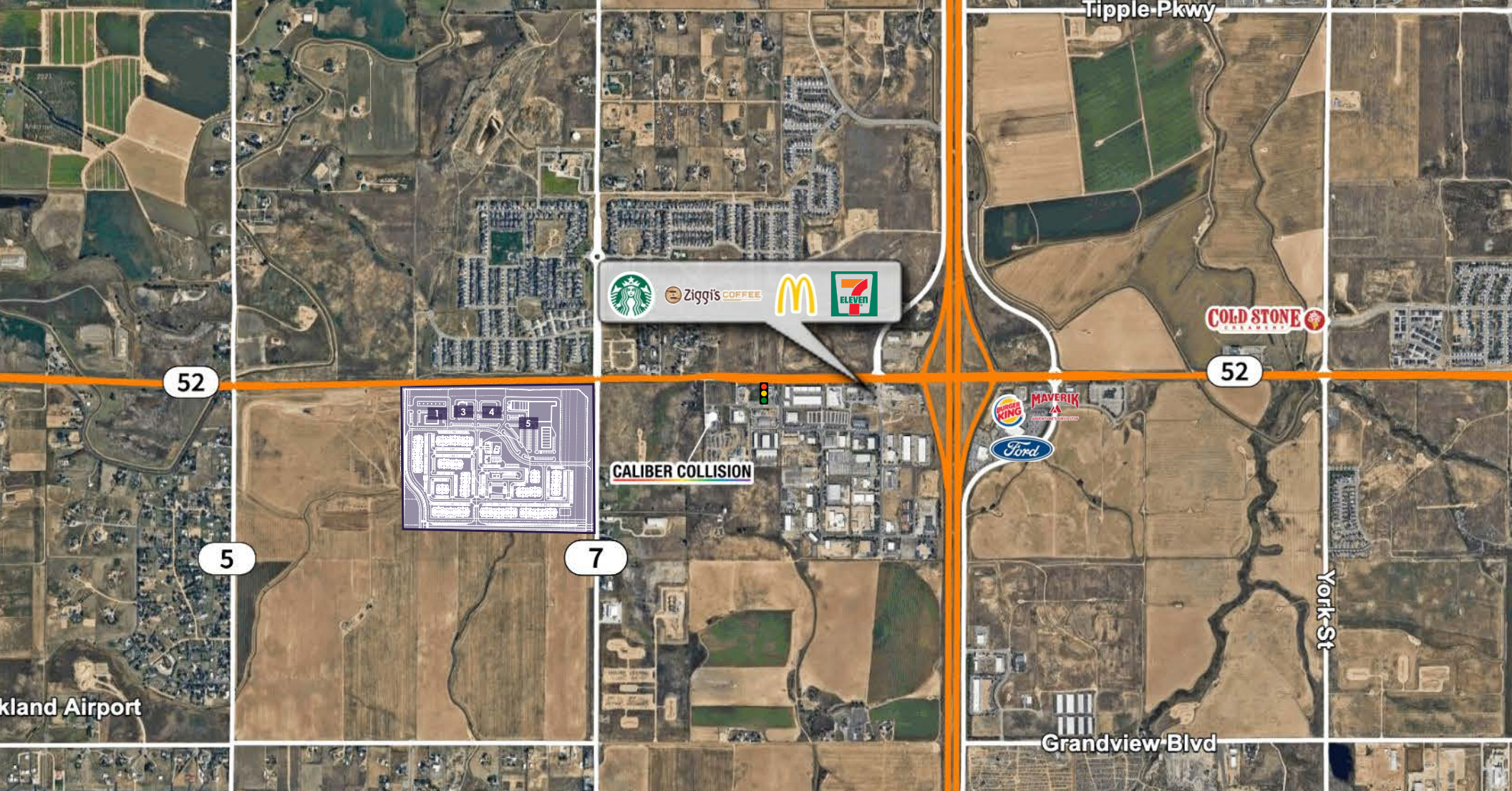
AVAILABLE COMMERCIAL PADS		
Lot 2	Fuel	± 1.65 Acres
Lot 3	QSR	± 1.19 Acres
Lot 4	QSR	± 1.34 Acres
Lot 5	Specialty Grocery	± 4.34 Acres

SUMMERFIELD CONCEPT PLAN



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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