

Large Lot Off Bella Rosa Pkwy For Sale

5765 BELLA ROSA PKWY | FREDERICK, CO

Lot Size: 8 Acres
Sale Price: \$1,100,000
Zoning: C-N
Available Now

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OUT OF THIS WORLD!

The aliens called. They want their land back! This massive slab of land stretches over eight acres, meaning there's plenty of room for late night crop-circles. Of course, developing residential, retail or mixed-use properties is just what the aliens would want you to do. Establish dominance and build a spaceship instead! Framed by roads on each cusp (all while sporting a few popular neighborhoods), this property is ideal for any earthly development. The quiet grass you can find rippling in the wind awaits the next big thing. Preferably, with an owner less prone to invasion.

PROPERTY HIGHLIGHTS

- Can be developed for small Retail, restaurants, professional office, child care, and mixed-use residential
- Includes two modest residential buildings
- Over 7,000 homes within 2 miles
- C-N (Commercial District Neighborhood)
- Easy access to roads in simultaneous directions



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The Town of Frederick

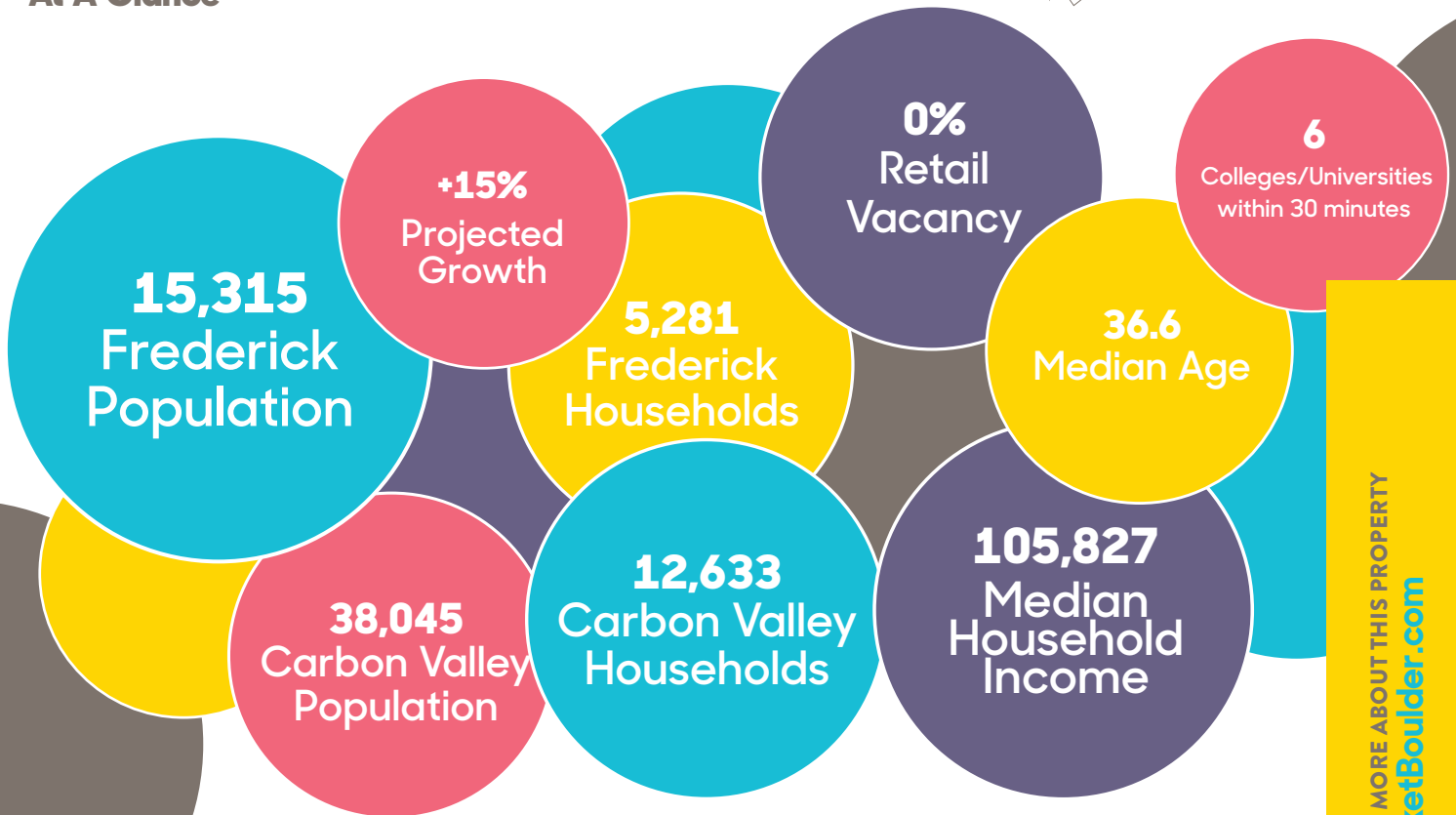
Frederick is a wonderful 16 square mile town located halfway between Denver and Loveland, with easy access to Denver, Boulder, and Fort Collins. The town is currently home to over 15,000 people and is targeted to be one of the largest growth areas of the Metro area. The town welcomes and supports developers, which might make your job a whole lot easier.

With such close proximity to major metro hubs, Frederick has quick and easy access to shopping, dining, great educational resources, and many recreational activities. While Frederick is rapidly growing, the community is adamant to ensure that Frederick will keep its small-town feel and close-knit and inclusive community.



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At A Glance



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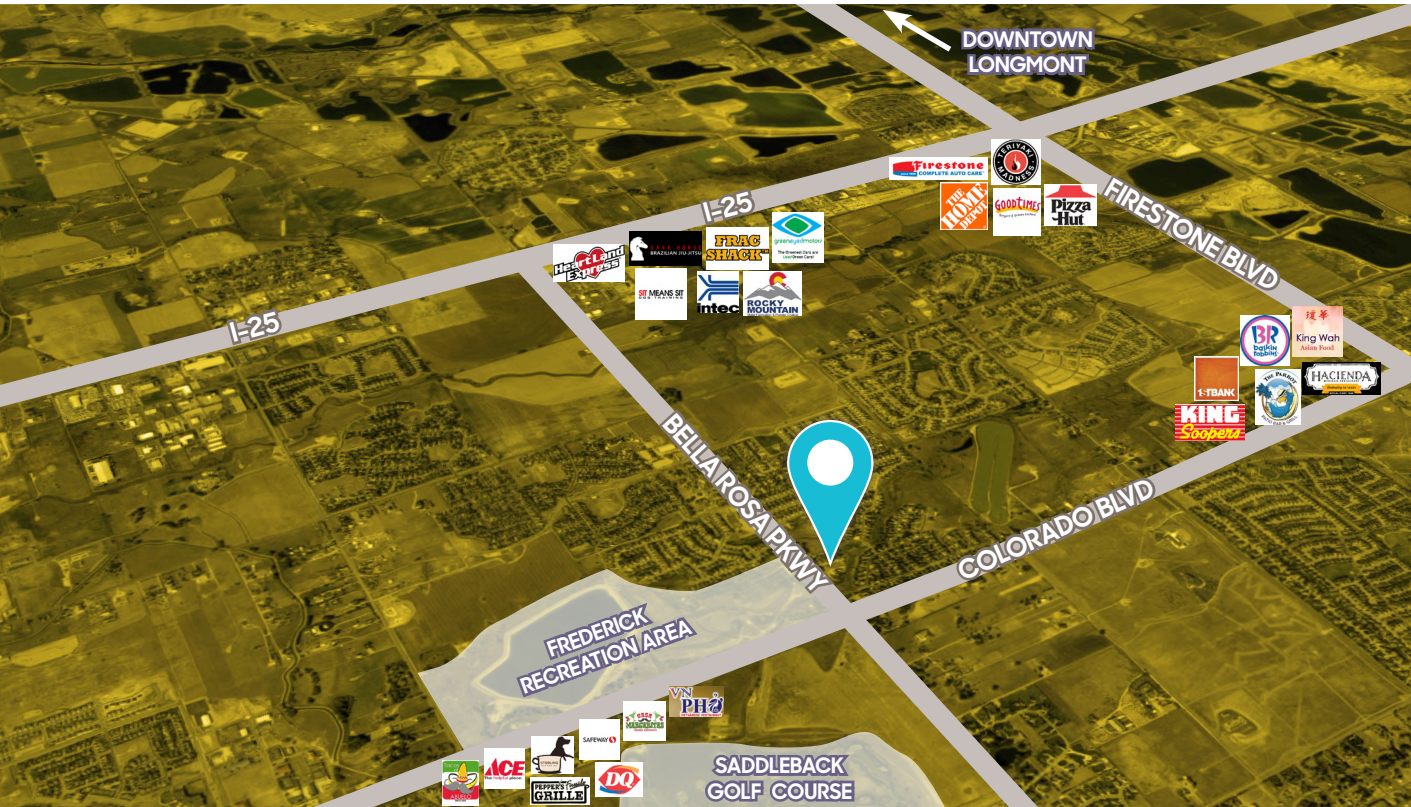
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