

**7520**

**MEADOWLARK LN**  
FREDERICK, CO 80504

**\$400,000** ~~**\$495,000**~~  
**SALE PRICE**

**LAND**



**DENVER INFILL  
SPECIALISTS**



**UNIQUE**  
PROPERTIES

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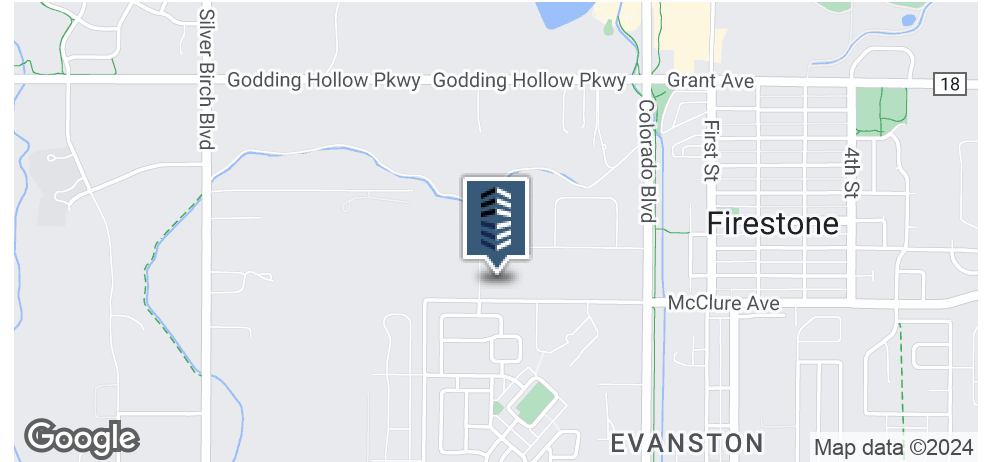
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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$400,000
Lot Size:	1.47 Acres 64,207 SF
Price/ SF:	\$6.23/ SF
Zoning:	BLI (Business Light Ind.)
Water:	The Town of Frederick
Sewer:	St. Vrain Sanitation Dist.
Power:	United Power
Taxes:	\$4,818 (2022)
County:	Weld

### PROPERTY OVERVIEW

Unique Properties is please to announce the exclusive right to sell 7520 Meadowlark Lane. This land offers the potential for future industrial development in a growing part of Colorado. This 1.47-acre parcel in Frederick, Colorado presents a prime opportunity for industrial development. Ideally situated across from a residential neighborhood, the property offers convenient access to a skilled workforce and potential customer base. Zoned for industrial use, the land allows for a wide range of possibilities, from light manufacturing and warehousing to distribution centers and research facilities. The proximity to major highways and utilities further enhances the site's appeal.

### PROPERTY HIGHLIGHTS

- Easy Access to I-25
- Located near both Firestone and Frederick
- Close proximity to Colorado Blvd
- Excellent development potential
- BLI Zoning Information - <https://frederick.municipal.codes/LUC/3.3>



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## SITE AERIAL





## AERIAL MAP

