

EAGLE MEADOWS ESTATES

Eagle Meadow Estates, Dacono, CO 80514

LAND FOR SALE



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TABLE OF CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	8
FINANCIAL ANALYSIS	12
DEMOGRAPHICS	13

PROPERTY INFORMATION

SECTION 1

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PROPERTY DESCRIPTION

Located in the desirable Eagle Meadow Estates of Dacono, CO 80514, this prime property is a gem for prospective land and residential investors. Zoned RR-1, the property offers versatile development opportunities in the burgeoning Dacono area. Boasting a strategic location, this parcel presents an ideal canvas for crafting residential dreams. The nearby amenities and robust infrastructure make it an enticing prospect for investors seeking to capitalize on the area’s growth and potential. With its strategic zoning and location, this property stands as an exceptional opportunity for those looking to make a smart investment in the thriving Dacono real estate market.

PROPERTY HIGHLIGHTS

- 51 Pre-Approved Lots
- Zoned RR-1 for versatile development opportunities
- Strategic location in the thriving Dacono area
- Proximity to amenities and robust infrastructure
- Exceptional investment opportunity in the Eagle Meadow Estates

OFFERING SUMMARY

Sale Price:	\$4,750,000
Lot Size:	50 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	462	4,537	8,801
Total Population	1,358	14,552	27,486
Average HH Income	\$82,232	\$101,690	\$117,377



PROPERTY DESCRIPTION

Located in the desirable Eagle Meadow Estates of Dacono, CO 80514, this prime property is a gem for prospective land and residential investors. Zoned RR-1, the property offers versatile development opportunities in the burgeoning Dacono area. Boasting a strategic location, this parcel presents an ideal canvas for crafting residential dreams. The nearby amenities and robust infrastructure make it an enticing prospect for investors seeking to capitalize on the area's growth and potential. With its strategic zoning and location, this property stands as an exceptional opportunity for those looking to make a smart investment in the thriving Dacono real estate market.

LOCATION DESCRIPTION

Eagle Meadow Estates, nestled in the charming town of Dacono, CO 80514, offers a peaceful retreat and a promising investment opportunity for residential land investors. Dacono boasts a prime location within commuting distance to Denver, Boulder, and Fort Collins, making it an ideal choice for those seeking a serene suburban lifestyle with urban conveniences nearby. Residents can indulge in outdoor recreation at nearby Union Reservoir or explore local parks and trails. Dacono's small-town charm, with local shops and restaurants, combined with its proximity to metropolitan areas, makes it an appealing location for those seeking a strategic residential investment.

SITE DESCRIPTION

Build off the proven success of Eagle Meadow Estates in Dacono by developing the last phase of this conveniently located community with large lots. Phase 3, just under 50 acres and pre-platted for 51 RR1 lots, consists of an upscale, semi-custom community of homes with lot sizes ranging from a half-acre to just under an acre. Allowing the option of accessory buildings, these in-demand properties appeal to those looking for manageable commute times on large lots with usable yard space. Phase 3 has been previously approved by the City of Dacono, and with utilities already pulled to the property, this parcel is an attractive opportunity to either begin building quickly or buy and hold in an area that has plenty of surrounding area left to develop.

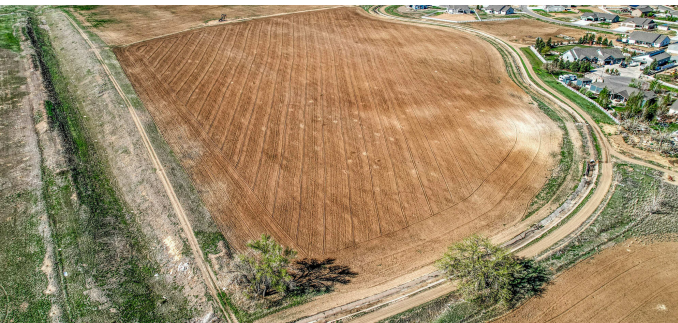


PROPERTY HIGHLIGHTS

- Zoned RR-1 for versatile development opportunities
- Strategic location in the thriving Dacono area
- Proximity to amenities and robust infrastructure
- Exceptional investment opportunity in the Eagle Meadow Estates
- Potential for capitalizing on the area's growth and development
- Versatile potential for residential and land investors
- Prime location for strategic real estate investment opportunities
- 51 Pre-approved lots

ADDITIONAL PHOTOS

EAGLE MEADOWS ESTATES

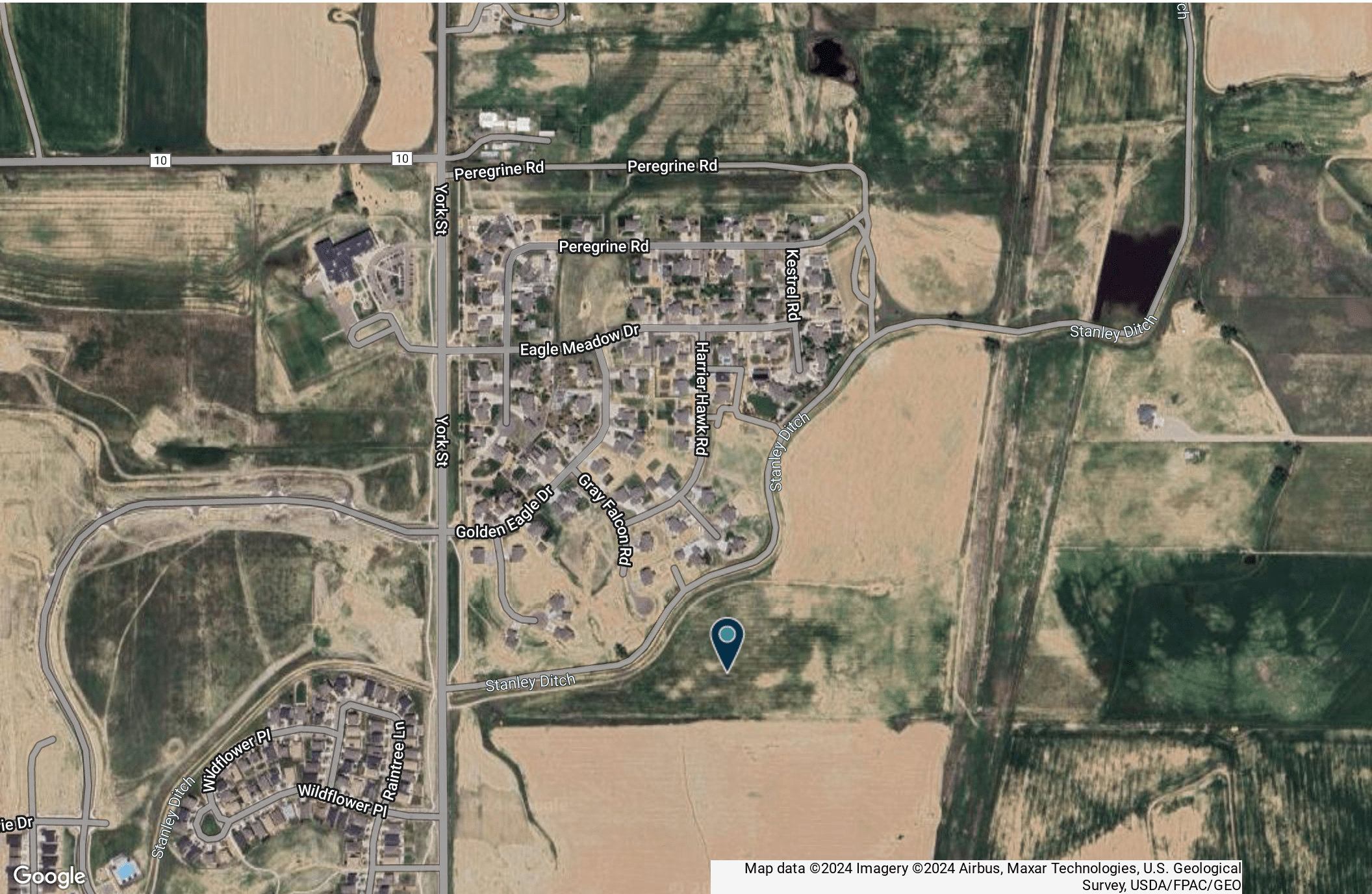


LOCATION INFORMATION

SECTION 2

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Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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LOCATION INFORMATION 11

Zoned for Success

Dacono, Colorado

Looking for a prime location for your business with ample available land, incentives and a city to support your business vision from the top to build out? Dacono, Colorado is that place.

With a central location between Denver, Fort Collins and Boulder, along Colorado's major interstate, the city offers both Opportunity Zones and Enterprise Zones.

We are zoned for success

Dacono's Enterprise and Opportunity Zones provide incentives, tax incentives, specialized parks and other amenities all designed to help your company thrive.

Transportation Zone

Adjacent to Colorado's busiest highway, I-25

30 minutes to Denver International Airport

35 minutes to Denver

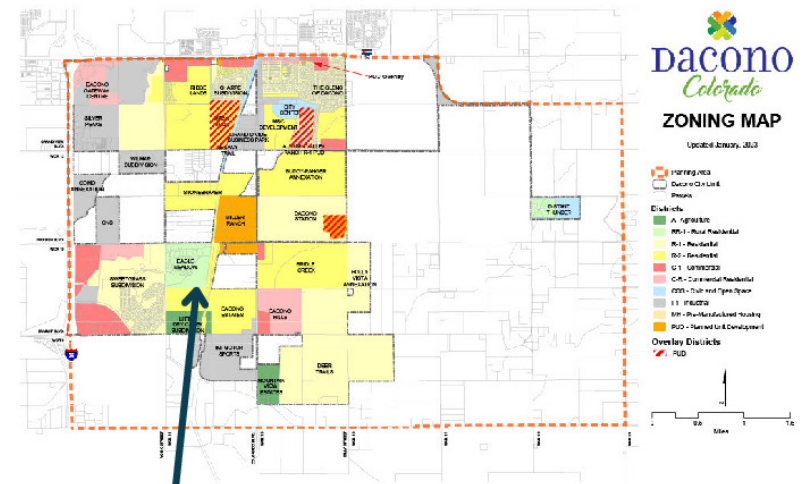
Economic Zone

Colorado's third largest economy is expected to be the "Nation's Next Economy" by US News and World Report, 2016.

12 colleges and universities within 45 minutes of Dacono

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City of Dacono
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Facebook.com/CityofDacono



Eagle Meadow Estates | Filing 3
50 Acres | 51 Lots | Zoned RR-1

FINANCIAL ANALYSIS

SECTION 3

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DEMOGRAPHICS

SECTION 4

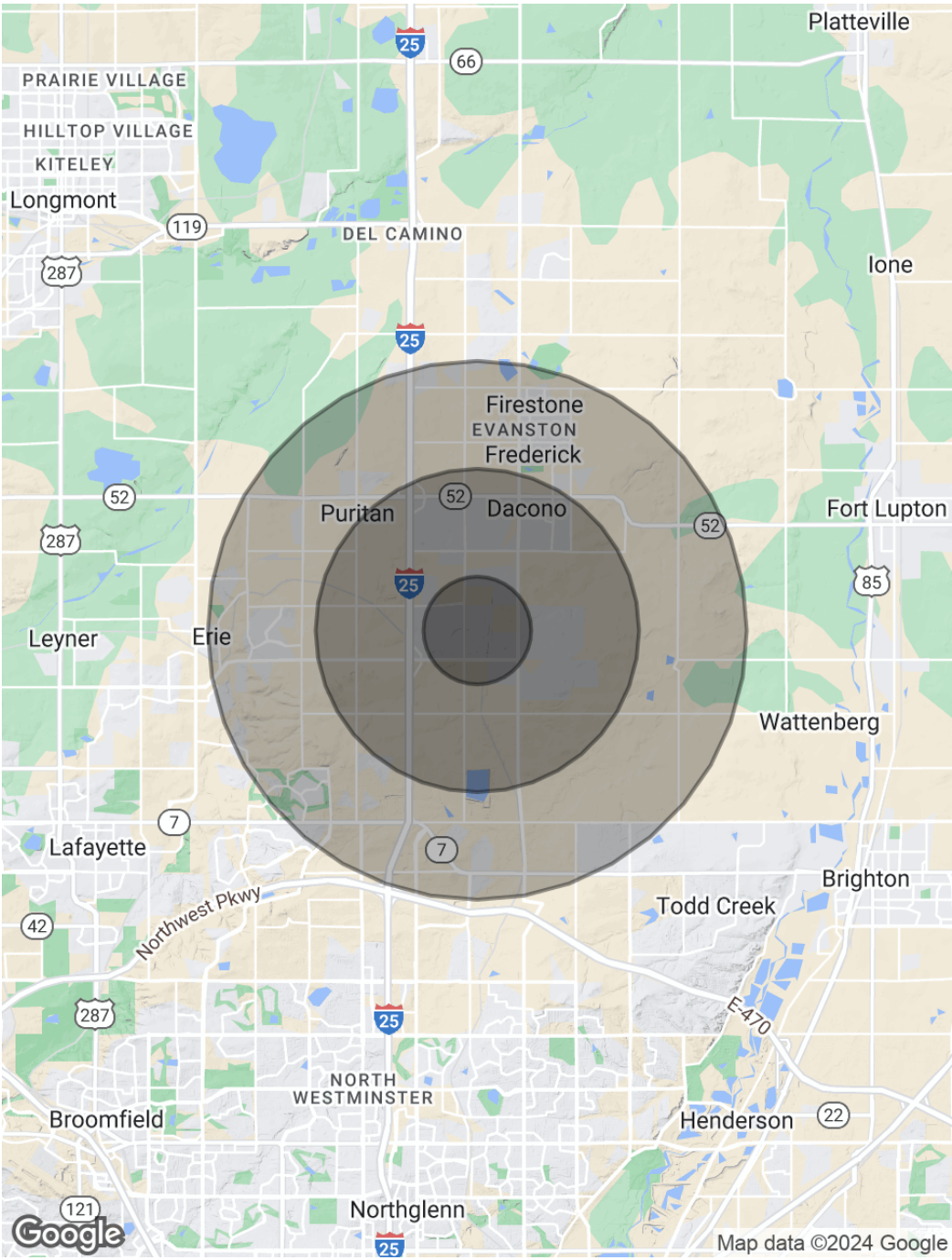
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,358	14,552	27,486
Average Age	30.9	34.1	35.6
Average Age (Male)	30.6	34.2	36.0
Average Age (Female)	30.6	33.1	34.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	462	4,537	8,801
# Of Persons Per HH	2.9	3.2	3.1
Average HH Income	\$82,232	\$101,690	\$117,377
Average House Value	\$339,023	\$363,220	\$417,893

2020 American Community Survey (ACS)



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