



# EASTMAN PARKWAY

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WINDSOR , CO 80550

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# Executive Summary



## OFFERING SUMMARY

Sale Price:	\$810,000.00
Lot Size:	3.81 Acres
Zoning:	Multi- Family General Commercial Neighborhood Commercial
Market:	Northern Colorado
Submarket:	Windsor
Price / SF:	\$4.88

## PROPERTY OVERVIEW

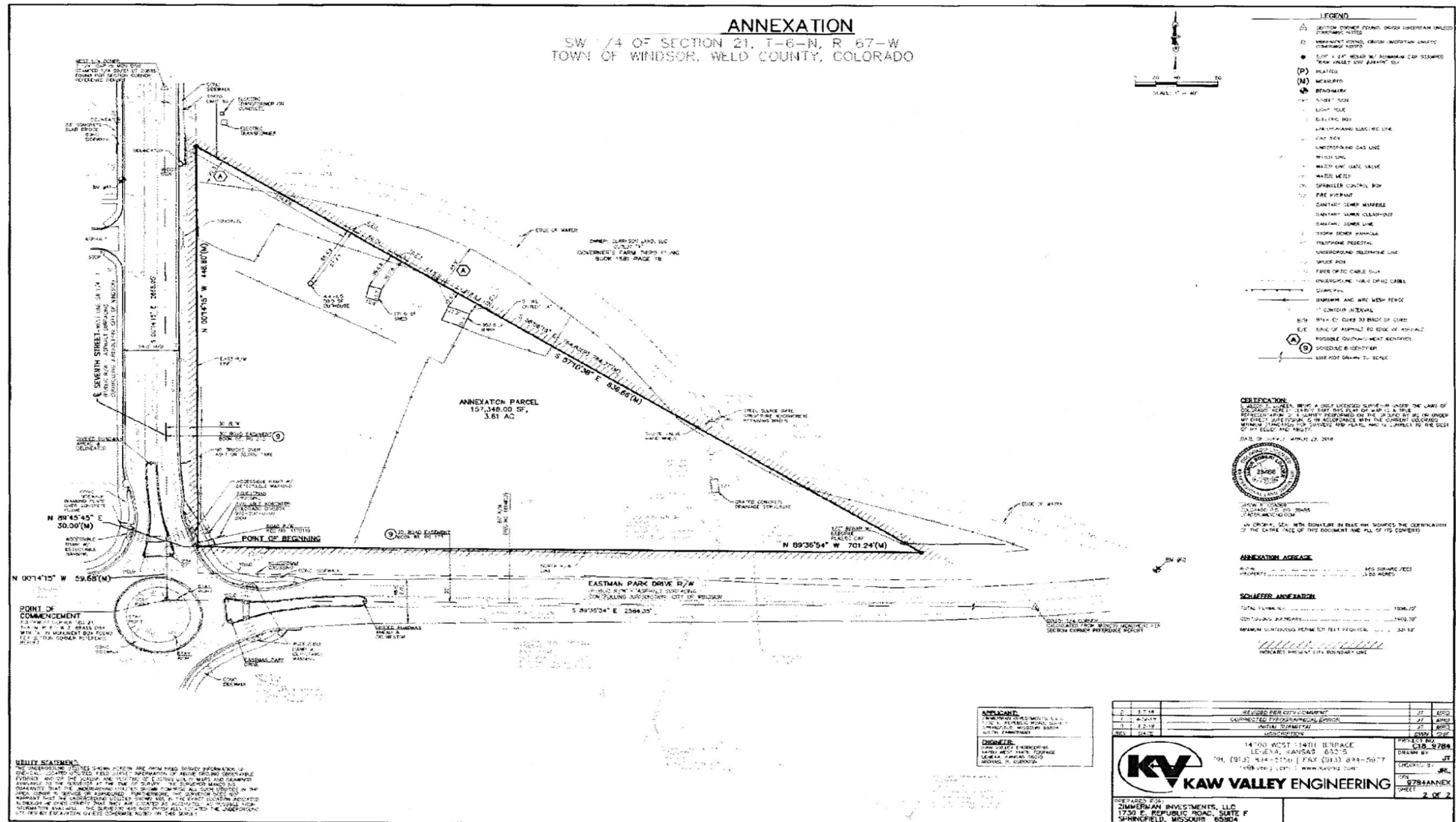
Great location for Multi-Family, Senior Housing, C Store, Retail, or subdivision of site for multiple Retail opportunities.

## PROPERTY HIGHLIGHTS

- Recently Annexed into the city of Windsor and has MULTIFAMILY AS AN APPROVED USE!
- Excellent corner exposure on Eastman and 7th.
- Great demographics near Pelican Golf resort.
- Future RainDance development close by that will bring housing, up-scale amenities, commercial and farming uses to the area west of Water Valley.
- Wet and Dry Utilities close by.
- Potential for 2 property access points.

An aerial photograph showing a golf course with green fairways, sand traps, and water hazards. To the right of the golf course is a residential neighborhood with houses and streets. The image is used as a background for a presentation slide.

# Additional Photos





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