

# 23 Unit Development Opportunity



ERIEJUNCTION

Fully entitled and construction ready in the heart of Historic Old Town Erie



- Address: Old Town Erie at the intersection of County Line Road and Balcom Street
- Website: [eriejunction.com](http://eriejunction.com)
- Development Type: Paired Homes and Triplex
- Available Units: 23
- Entitlement: Fully approved and construction ready
- Acreage: 2.73 Acres
- Unit Square Footage: 2900-3350 sqft
- Parking: One or two car garages
- Features: Open floorplans, basements, and yards
- Amenities: Walking distance to Historic Old Town Erie, open space trails, and beautiful parks

For more information please contact The Iannone Group at Compass.

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**IANNONE**  
GROUP



Erie Junction is a fully entitled, construction-ready development in Historic Old Town Erie approved for 23 high-margin residences, including 20 paired homes and one triplex. With completed streets, finished lots, installed utilities, and final town acceptance already in place, homebuilders can break ground immediately. This turnkey offering also includes complete entitlement assets and as-builts, HOA and legal documentation, professionally developed branding, and a dedicated project website.

The sale includes seven thoughtfully designed floor plans ranging from approximately 2,900 to 3,350 square feet, featuring attached or detached two-car garages, finished basements, and generous front yards that create a welcoming neighborhood feel while embracing a clean, modern architectural aesthetic. These attached single-family residences deliver the size, functionality, and contemporary lifestyle today's buyers seek—an offering rarely found niche in Historic Old Town Erie, where smaller homes continue to dominate the market.

Situated just blocks from acclaimed restaurants, breweries, boutique shopping, art galleries, and year-round community events, Erie Junction fills a longstanding gap in the marketplace by delivering luxury homes designed for buyers seeking a walkable, amenity-rich lifestyle.

Spanning nearly three acres, the site also offers exceptional regional connectivity, with convenient access to Lafayette, Louisville, and Boulder via major commuter corridors and interconnected trail systems, providing residents with an ideal blend of accessibility, recreation, and multimodal transportation.



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**COMPASS**