

4.60 ACRE | GENERAL COMMERCIAL LAND



FOR SALE

**TBD WCR 9.5 & ALTITUDE WAY (Future)
Mead, Colorado**

**\$850,000 | \$4.24/SF Land
4.6 Acres | GC Zoning**



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General Commercial Land | Mead, CO

\$850,000 | +/- 4.60 Acres | +/- \$4.24/SF Land

LC Real Estate Group is pleased to present a premier regionally centric commercial land opportunity in the rapidly growing market of Mead, Colorado. Currently designated for General Commercial uses, and strategically surrounded by both GC and Light-Industrial zoning, this flexible parcel accommodates a wide array of potential development concepts. This versatile property offers:

High Visibility Centralized Location:

- General Commercial land with direct frontage on Weld County Road 9 1/2 and future Altitude Way
- Excellent location and visibility with great access 1/2 mile from Interstate 25 via Highway 66
- Located between Mead and Tri-Town area experiencing rapid growth and activity
- High traffic count and favorable demographics surrounding the property
- The area boasts a robust workforce but lacks supporting services, offering a strategic entry point to fill the void
- Located on a future full turn intersection on Weld County Road 9.5

Flexible Potential Uses with Zoning:

- Flexible uses with current General Commercial (GC) Zoning
- Situated between two tracts recently granted Light Industrial (LI) zoning through the Town of Mead, the subject property could seek a zoning change to accommodate broader commercial uses

Nearby and Existing Improvements:

- +/- 8" Water Main running N/S on Deere Ct. to the West of the Property (Little Thompson Water District)
- +/- 24" Water Main running N/S on Weld County Road 9 1/2 (Little Thompson Water District)
- Nearby electrical and wastewater infrastructure on neighboring parcels drives down costs

Future Connectivity:

- Upcoming road improvements from WCR 9.5 including Altitude Way, Summit Way, and Elevation Drive will dramatically boost access and maximize the development potential of the subject parcel

PROPERTY OVERVIEW



GENERAL COMMERCIAL LAND

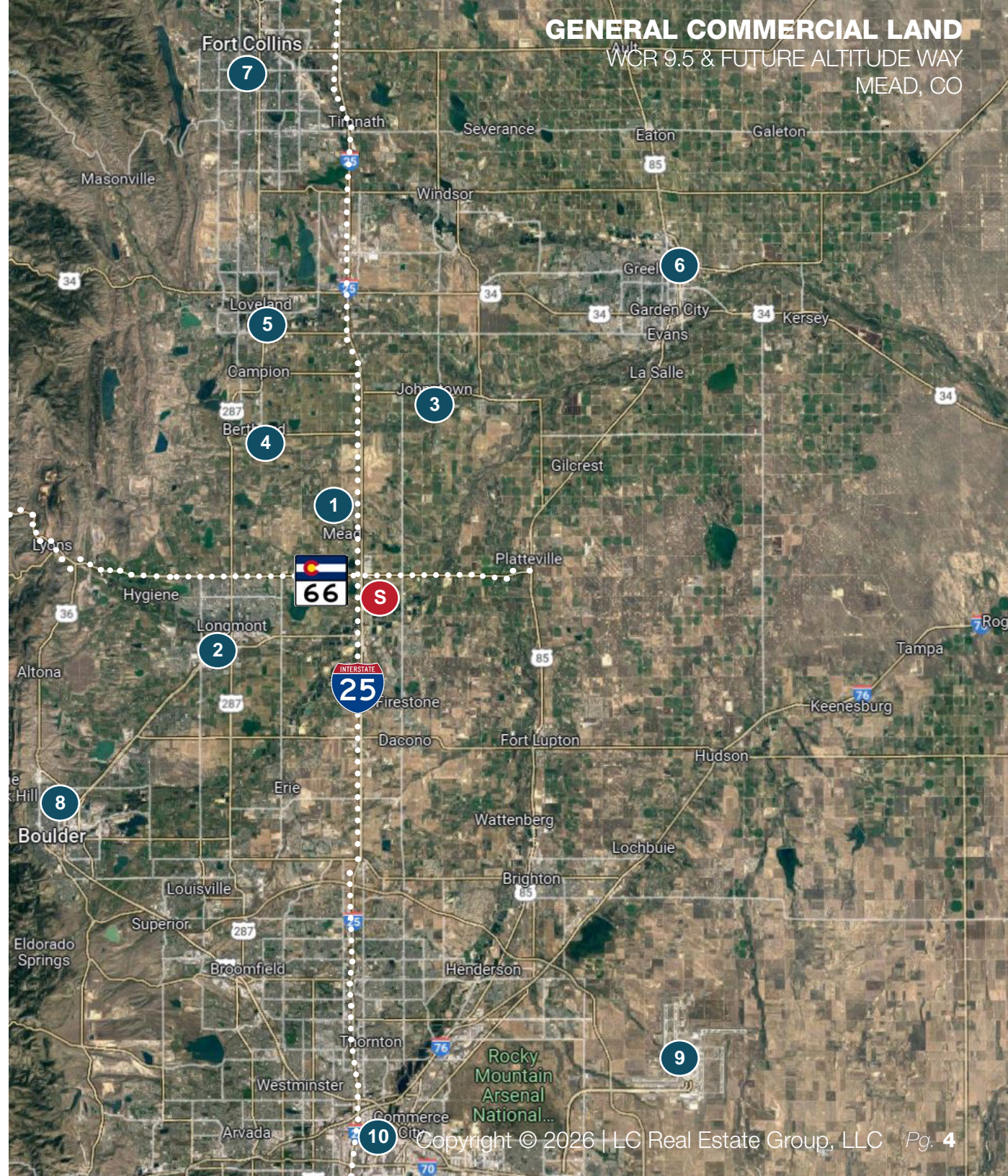
WCR 9.5 & FUTURE ALTITUDE WAY
MEAD, CO

Location	NW Corner of Weld County Road (WCR) 9.5 & Future Altitude Way +/- .7 Miles from Interstate 25 (I-25)
Legal	PT NW4 26-3-68 PT LOT B REC EXEMPT RE-687 BEG W4 COR OF SEC N89D39'E 2651.77' TO E LN NW4 N0D12'E 1348.85' TO TPOB N0D12'E 289.89' S89D25'W 742.68' S0D12'W 289.84 N89D25'E 742.68 TO POB ALSO EXC BEG C4 COR SEC S89D20'W 50' N0D06'W 1638.26' N89D05'E 50' S0D06'E 1638.48' TO POB
Acres	4.60 Acres
Land Sq. Ft.	200,376 Sq. Ft.
Description	Vacant Commercial Lot
Zoning	General Commercial (GC)
Utilities	Water - Little Thompson Water District Sewer - Saint Vrain Sanitation District Electricity - United Power Natural Gas - Source
Flood Zone	Area of Minimal Flood Hazard (ZoneX)
County	Weld County
Parcel Account Number	120726200020 R4812107
Tax Year	2026
Mill Levy	57.717
Assessed Value	\$93,710
Actual Value	\$360,410
Current Year Tax Estimate	\$10,025.75

REGIONAL MAP

S Hwy 66 / WCR 9.5 Land

- 1 Mead**
6 Minutes | 4 Miles NW
- 2 Longmont**
15 Minutes | 9.0 Miles SW
- 3 Johnstown**
18 Minutes | 13 Miles NE
- 4 Berthoud**
20 Minutes | 13 Miles NW
- 5 Loveland**
30 Minutes | 19 Miles NW
- 6 Greeley**
35 Minutes | 25 Miles NE
- 7 Fort Collins**
45 Minutes | 30 Miles NW
- 8 Boulder**
45 Minutes | 35 Miles SW
- 9 Denver International Airport (DIA)**
40 Minutes | 40 Miles SE
- 10 Denver**
40 Minutes | 35 Miles S



GENERAL COMMERCIAL LAND
WCR 9.5 & FUTURE ALTITUDE WAY
MEAD, CO

AERIAL OVERVIEW



DENVER
THE MILE HIGH CITY
+/- 35 MILES SOUTH

GENERAL COMMERCIAL LAND
WCR 9.5 & FUTURE ALTITUDE WAY
MEAD, CO



rb RITCHIE BROS.
Auctioneers®

ELEVATION 25
ELEVATE YOUR BUSINESS

FUTURE "ELEVATION DR."

WELD COUNTY ROAD (WCR) 9 1/2
"FRONTAGE ROAD"

FUTURE "ALTITUDE WAY"

FUTURE "SUMMIT WAY"

DEERE CT

LESS THAN 1/4 MILE
FROM HIGHWAY 66



APPROVED DEVELOPMENTS



GENERAL COMMERCIAL LAND
WCR 9.5 & FUTURE ALTITUDE WAY
MEAD, CO



Approved Development Projects

- Approved
- Approved and Under Construction
- Approved and Complete

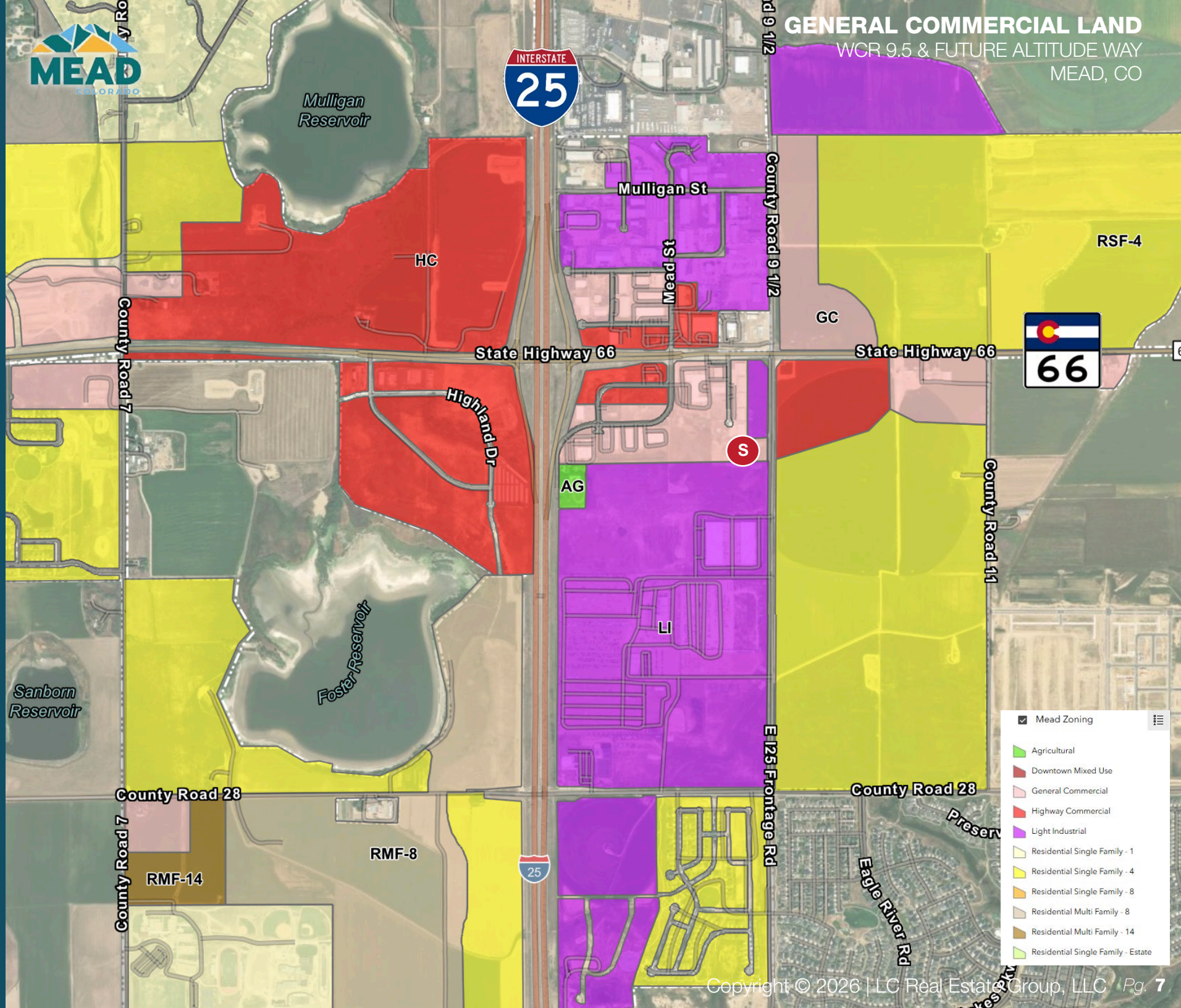


LAKESIDE CANYON
FORMERLY ST. ACACIUS

LAND USE & ZONING MAP



GENERAL COMMERCIAL LAND
WCR 9.5 & FUTURE ALTITUDE WAY
MEAD, CO



- Mead Zoning
- Agricultural
- Downtown Mixed Use
- General Commercial
- Highway Commercial
- Light Industrial
- Residential Single Family - 1
- Residential Single Family - 4
- Residential Single Family - 8
- Residential Multi Family - 8
- Residential Multi Family - 14
- Residential Single Family - Estate



GENERAL COMMERCIAL LAND

WCR 9.5 & FUTURE ALTITUDE WAY
MEAD, CO

Allowed Uses

Click Link below for details on Article III Zoning of Town of Mead Municipal Code

Note: Table 3.1 “Principal Uses Allowed” at the below link details the allowed uses within zoning districts including the parcel’s current General Commercial (GC) & potential Light Industrial (LI) zoning:

[LINK TO TOWN OF MEAD MUNICIPAL CODE FOR USE REGULATIONS](#)

Outdoor Storage Specific Use Standards

Screened with a solid (100% opaque) wall or fence with minimum height of six (6) feet

“C” Conditional Use under GC Zoning

Entire length of the fence or wall landscaped in compliance with the landscape buffer standards of the land use code

“A” Allowed Uses under LI Zoning

Additional specific use standards associated with outdoor storage found by following the link provided below:

[LINK TO TOWN OF MEAD MUNICIPAL CODE FOR SPECIFIC USE STANDARDS](#)

Architectural Guidelines

Specific details on commercial and industrial architecture guidelines found at the link provided below:

[LINK TO TOWN OF MEAD MUNICIPAL CODE FOR ARCHITECTURE GUIDELINES](#)

Highway Design Overlay District (HDOD)

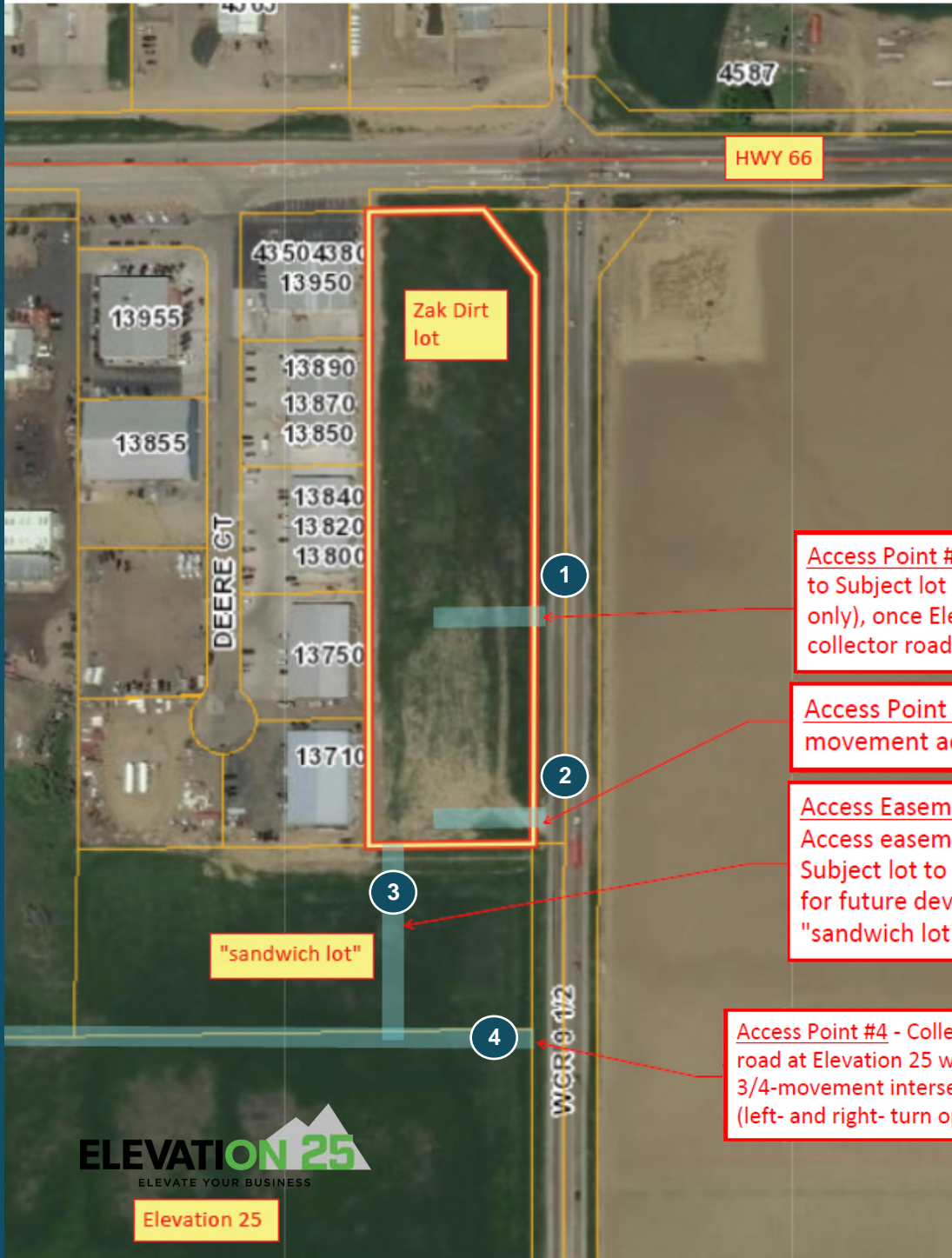
Property is within 1/4 mile of Hwy 66, and within the Highway Design Overlay District

District details & specific requirements can be found at the link below:

[LINK TO TOWN OF MEAD MUNICIPAL CODE FOR HIGHWAY DESIGN OVERLAY DISTRICT](#)

Source: [Mead Municipal Code](#)

FUTURE ACCESS DETAILS



Access Point #1 - Future access to Subject lot (right-in, right-out only), once Elevation 25 collector road is constructed

Access Point #2 - Existing full movement access to Subject lot

Access Easement #3 - Access easement for Subject lot to be required for future development on "sandwich lot"

Access Point #4 - Collector road at Elevation 25 with 3/4-movement intersection (left- and right- turn options)

Options if/when the "Sandwich Lot" Develops:

1. Abandon access point 2 and create access point 1, which will be required to be right-in/right-out only (moving the access point to this location would maximize the distances between access point #1 and both the Hwy66/CR9.5 intersection and the Elevation 25 northernmost collector/CR9.5 intersection)
2. Abandon access point 2 and use the access easement (3) through the "sandwich lot" to access the Elevation 25 collector road (4), where there will be a 3/4-movement intersection (both left and right turn options)
3. Abandon access point 2 and use both options (1) and (2) above



Note: Original exhibit and email chain with Town of Mead officials is available in due diligence documents





ELEVATION 25
ELEVATE YOUR BUSINESS



FUTURE "ELEVATION DR."

FUTURE "SUMMIT WAY"

FUTURE "ALTITUDE WAY"

WELD COUNTY ROAD 9.5

NW Corner of WCR 9.5 & Altitude Way

Mead, Colorado

Exclusively Marketed For Sale By



MINDFULLY CREATING COMMUNITY

LCRealEstateGroup.com

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