

**2950  
Nelson Rd**  
8.85 Acres

## DEVELOPMENT SITE IN LONGMONT **FOR SALE**

2950 Nelson Road, Longmont, CO, 80501

**2950 Nelson Road** presents a premier infill development opportunity in the growing Longmont market. Annexed into the City of Longmont and zoned Mixed Use Employment (MUE), the site offers significant flexibility for a range of development strategies. The MUE designation allows for a broad mix of uses, including residential, medical, office, industrial, and retail, providing optionality for phased or mixed-use projects.

### PROPERTY OVERVIEW

AVAILABLE SF	385,569 SF
SITE SIZE	8.85 Acres*
SALE PRICE	\$4,950,000
ZONING	MU-E

*\*Source- ALTA Survey*

### FOR MORE INFORMATION:

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**UTILITIES**

City utilities are available.



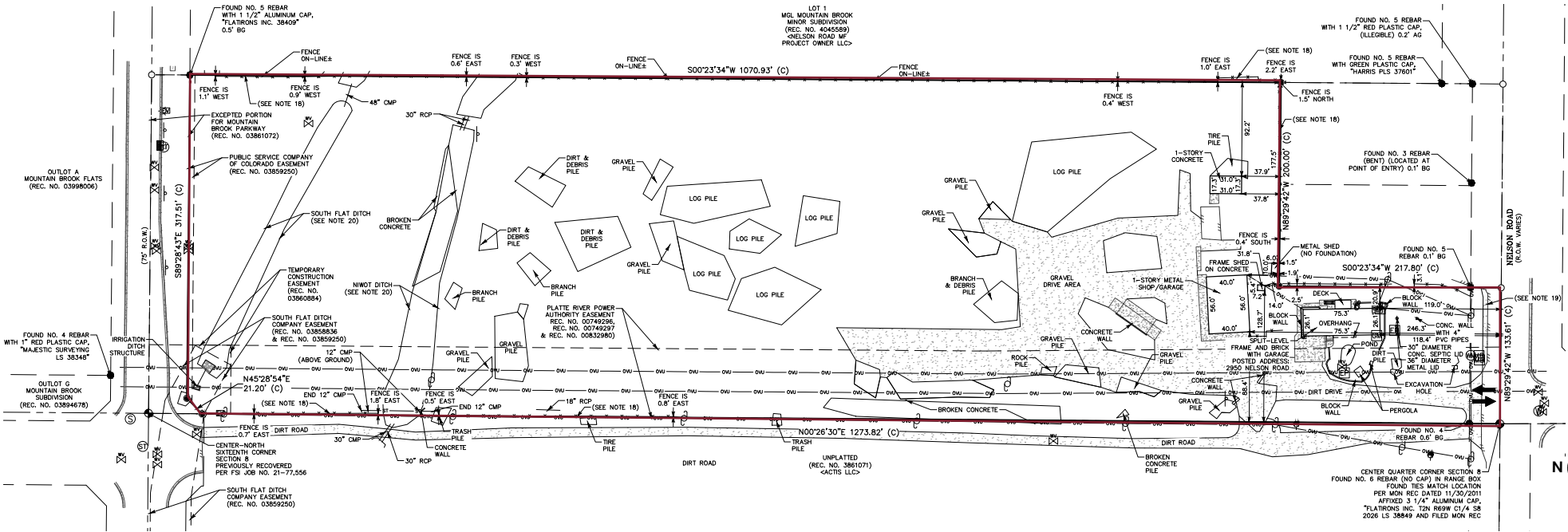
**ZONING**

MU-E Zoning  
[Link](#) to more details.



Multiple points  
of access

ALTA SURVEY



## DEMOGRAPHICS



## POPULATION

2 MILE RADIUS

5 MILE RADIUS

10 MILE RADIUS

**30,319****106,462****192,644**

## EMPLOYEES

2 MILE RADIUS

5 MILE RADIUS

10 MILE RADIUS

**17,136****42,928****80,031**

## AVERAGE HOUSEHOLD INCOME

2 MILE RADIUS

5 MILE RADIUS

10 MILE RADIUS

**\$128,320****\$118,147****\$133,237***Source- Costar*

**Longmont, Colorado** is a dynamic and growing Front Range community of approximately 100,000 residents, benefiting from steady population growth and a strategic location between Boulder and Denver. The city boasts a well-educated workforce, with a high percentage of residents holding college degrees, and strong median household incomes that support a healthy consumer base. A balanced age distribution, combined with Longmont's high quality of life and access to major employment centers, continues to drive demand for retail, office, and mixed-use development.

PROPERTY LOCATION

