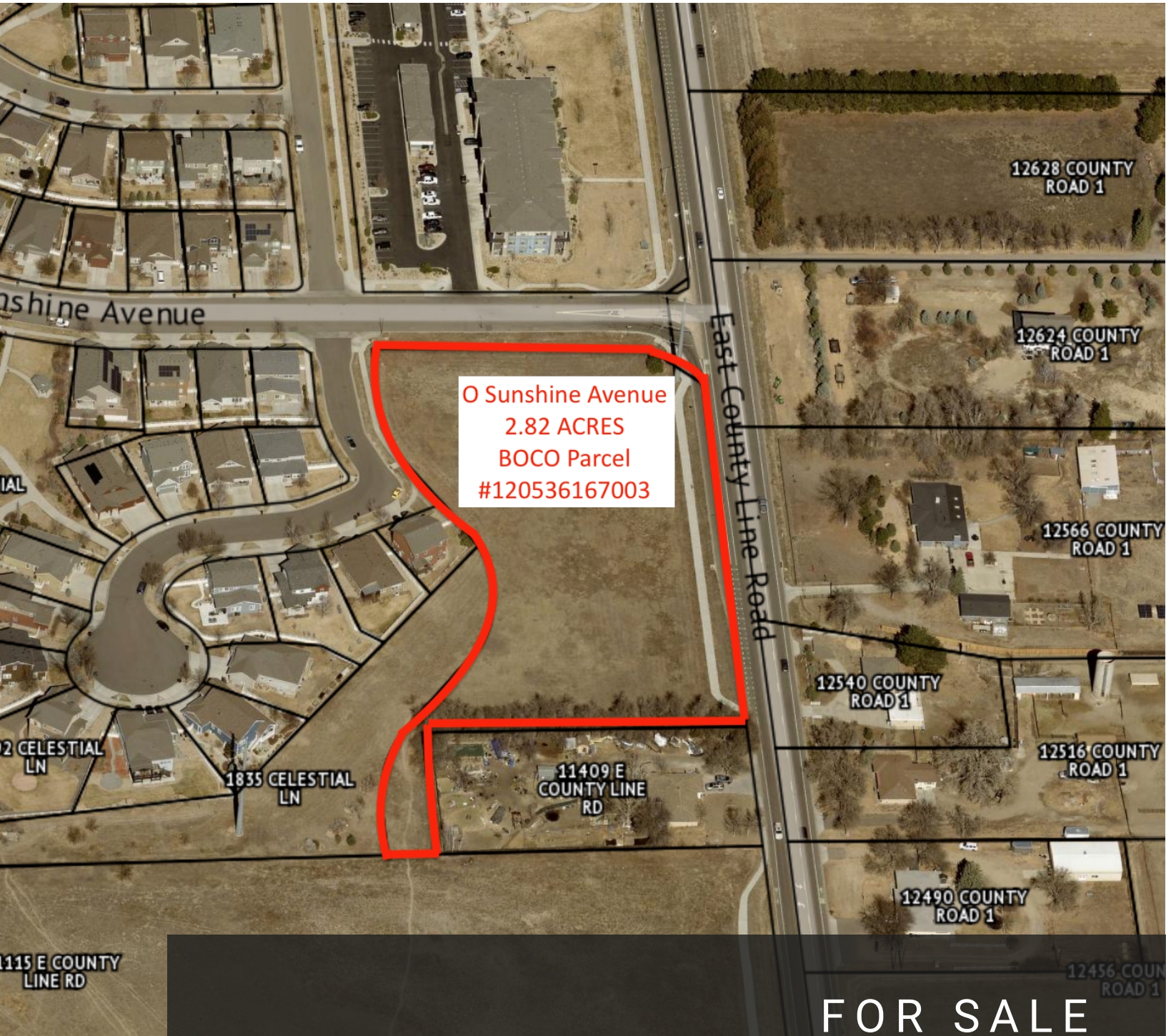


MULTI-FAMILY LAND FOR SALE

0 SUNSHINE AVENUE

LONGMONT, COLORADO 80504



0 Sunshine Avenue
2.82 ACRES
BOCO Parcel
#120536167003

FOR SALE

RE/MAX ELEVATE
724 Main Street
Louisville, CO 80027



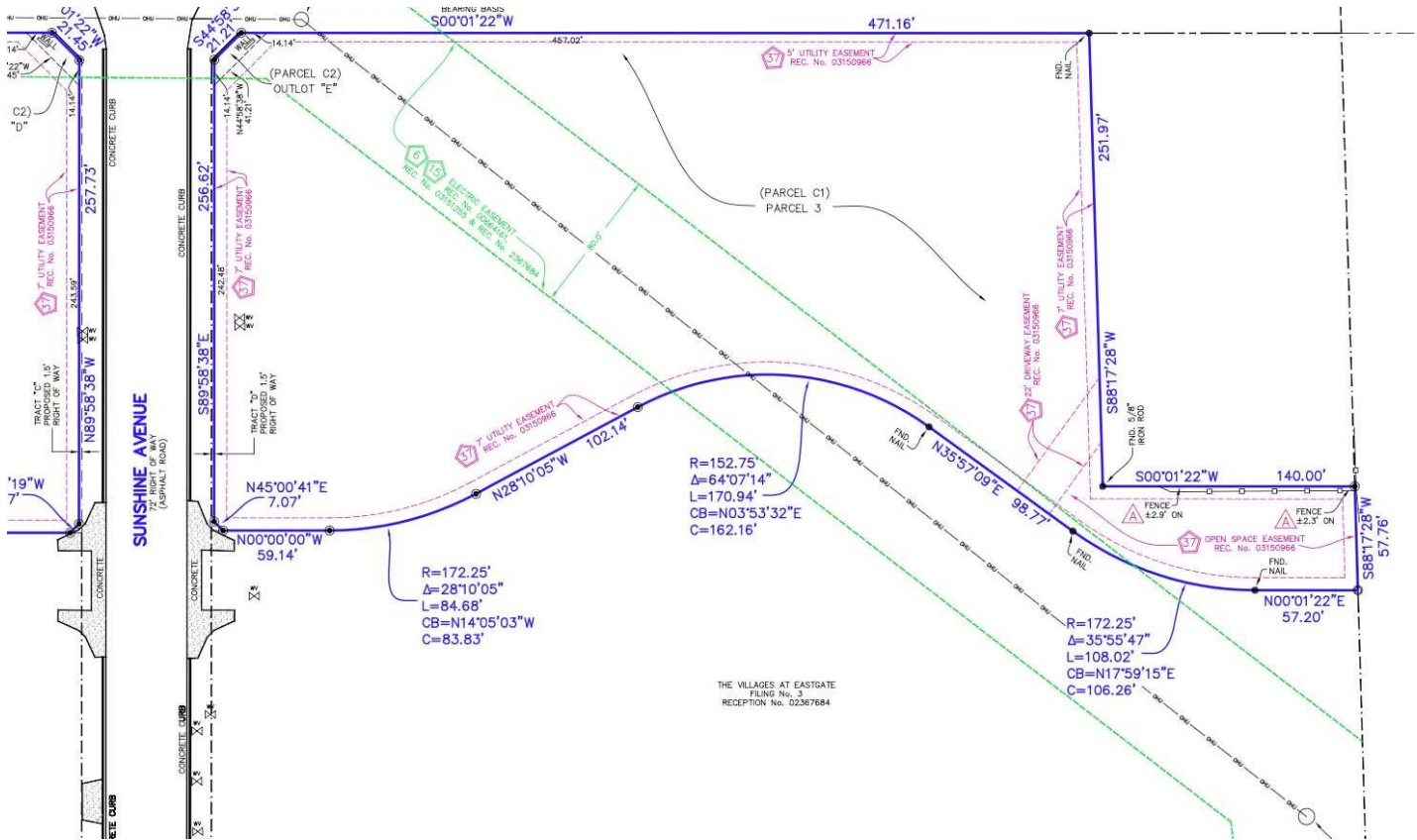
PRESENTED BY:

KEITH KANEMOTO, SIOR
Broker Associate
cell: (303) 472-2222
keith@kanemoto.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

0 SUNSHINE AVENUE | LONGMONT, CO 80504



Property Summary

| | |
|-----------|-------------------------------|
| Price: | \$1,500,000 |
| Lot Size: | 2.82 Acres |
| Zoning: | R-MF Residential Multi-Family |
| APN: | 120536167003 |

Property Overview

Positioned on the edge of Boulder and Weld Counties, adjacent to Union Reservoir, this 2.82 acre parcel offers a rare chance to acquire Multifamily-zoned land in one of Northern Colorado's fastest-growing and most dynamic communities. Positioned with convenient access to major transportation corridors, shopping, dining, schools, and employment centers, the property is ideally suited for a wide range of residential development concepts. The site's multifamily zoning provides valuable flexibility for developers and investors seeking to capitalize on continued housing demand and population growth throughout the region. With limited infill opportunities remaining in the market, this offering presents significant long-term upside in a strong demographic and economic corridor. There is a Utility Easement along County Line Road and an Open Space Easement along the southwest corner of the parcel.

Location Overview

Situated along Weld County Line Road, just south of East 17th Avenue, and adjacent to Union Reservoir.

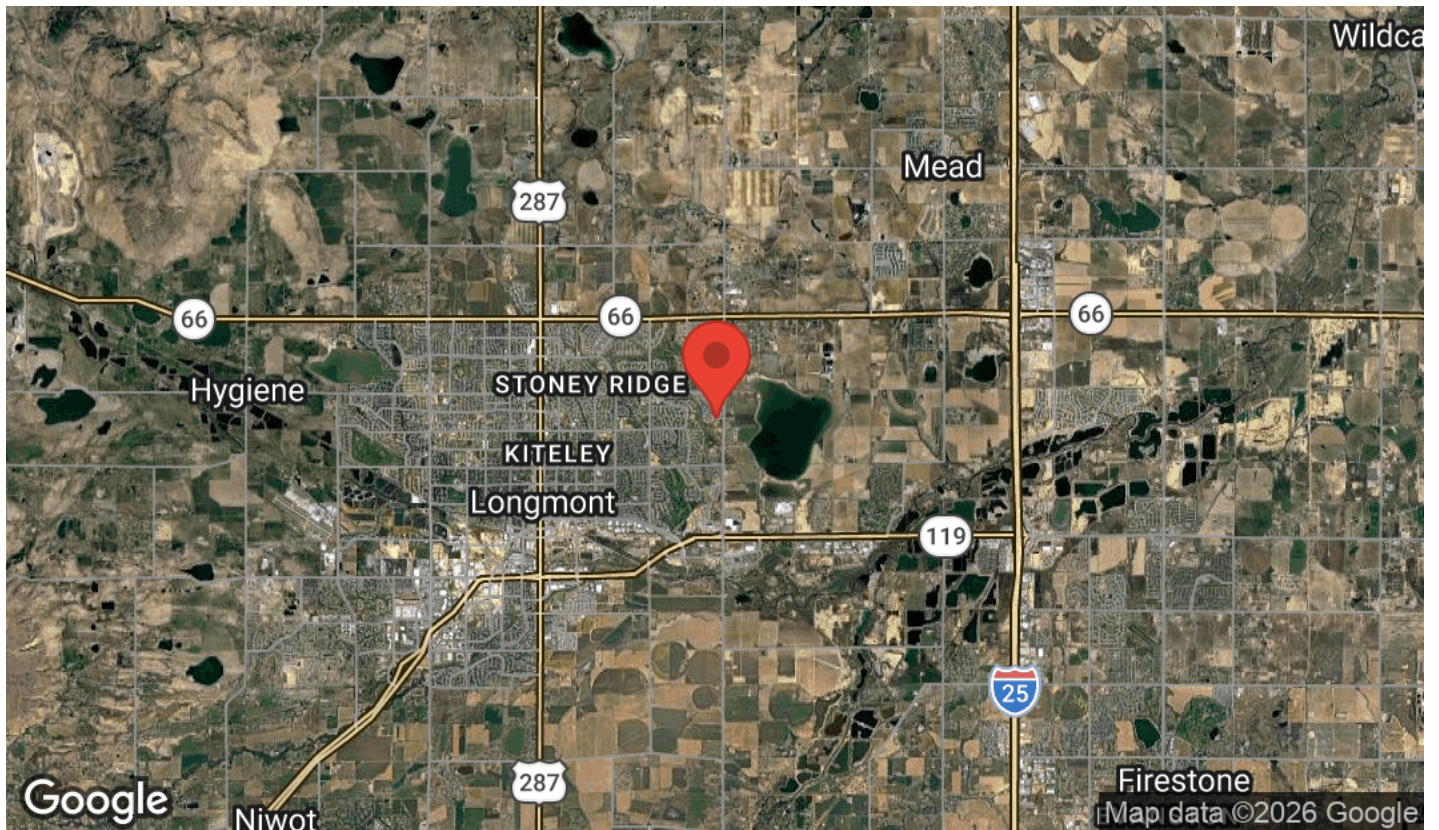
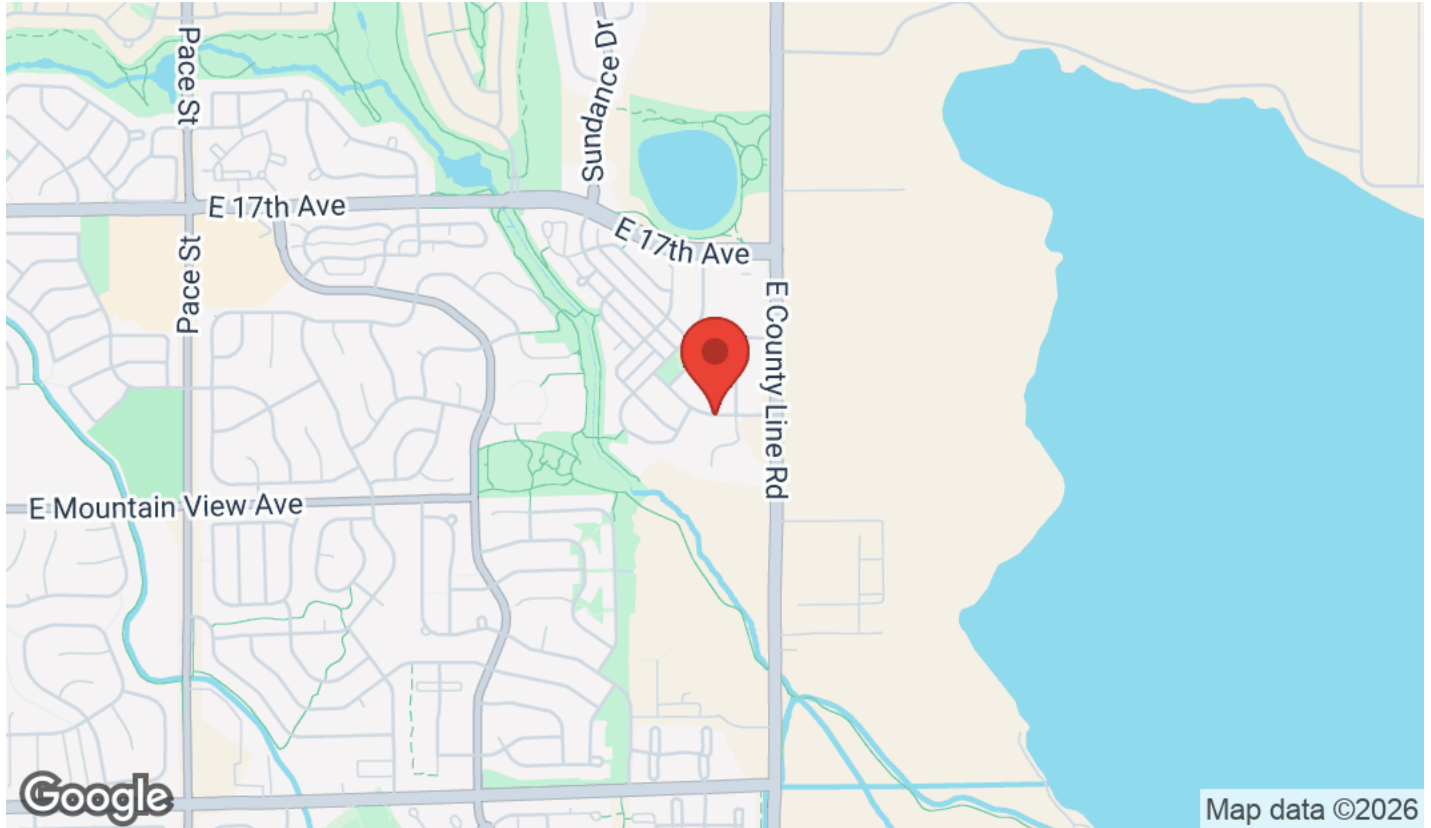
RE/MAX ELEVATE
724 Main Street
Louisville, CO 80027



KEITH KANEMOTO, SIOR
Broker Associate
C: (303) 472-2222
keith@kanemoto.com

LOCATION MAPS

0 SUNSHINE AVENUE | LONGMONT, CO 80504



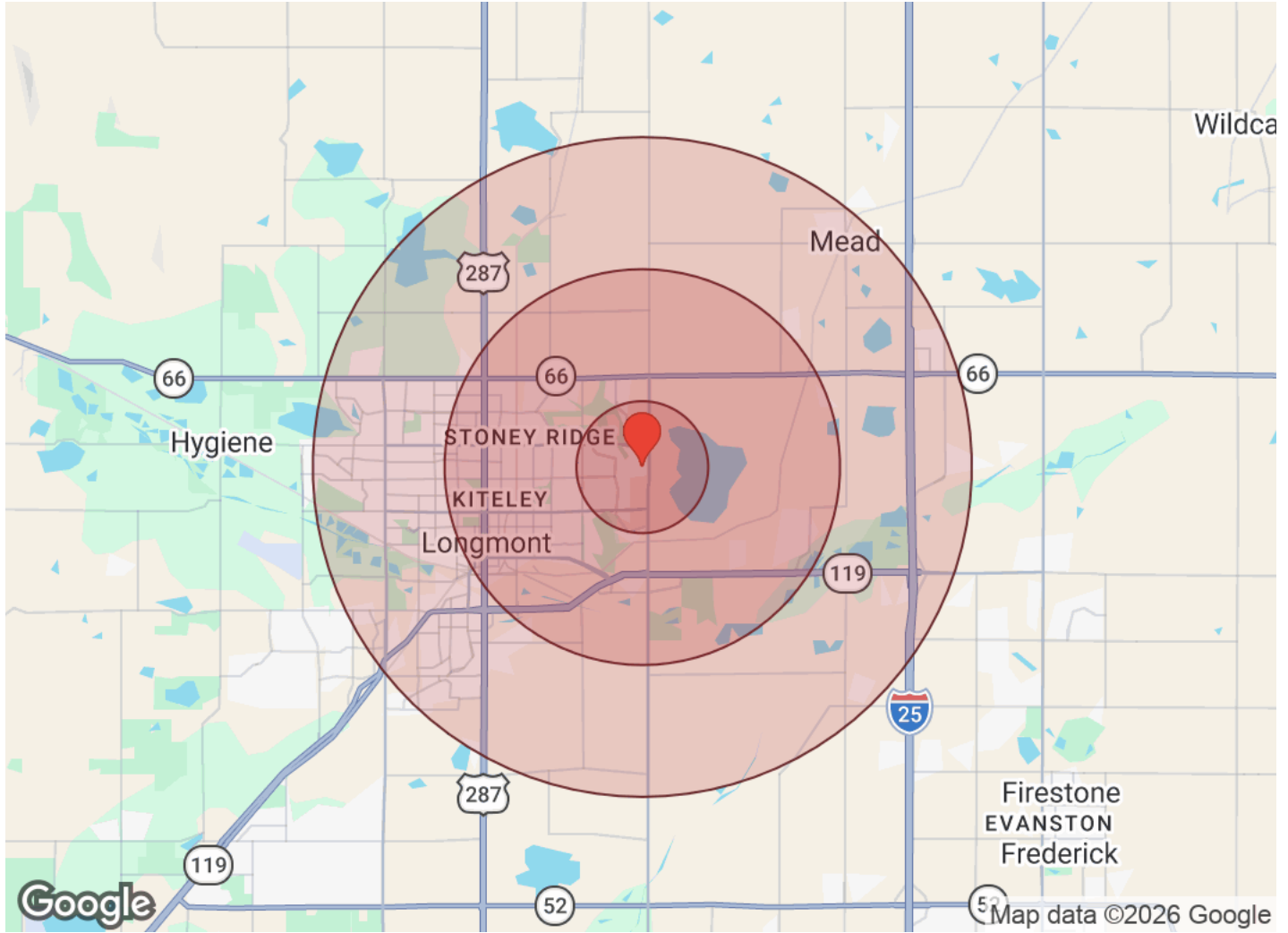
RE/MAX ELEVATE
724 Main Street
Louisville, CO 80027



KEITH KANEMOTO, SIOR
Broker Associate
C: (303) 472-2222
keith@kanemoto.com

DEMOGRAPHICS

0 SUNSHINE AVENUE | LONGMONT, CO 80504



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

| | 1 Mile | 3 Miles | 5 Miles | | 1 Mile | 3 Miles | 5 Miles |
|-------------------|--------|---------|---------|-----------------|-----------|----------|----------|
| Population | | | | Income | | | |
| Male | 3,859 | 25,685 | 48,626 | Median | \$122,156 | \$95,301 | \$97,893 |
| Female | 4,019 | 25,682 | 48,399 | Under \$15k | 112 | 1,217 | 2,524 |
| Total Population | 7,878 | 51,367 | 97,025 | \$15k - \$25k | 118 | 1,071 | 1,977 |
| | | | | \$25k - \$35k | 102 | 908 | 1,655 |
| Housing | | | | \$35k - \$50k | 226 | 1,850 | 2,909 |
| Total Units | 3,407 | 23,383 | 44,240 | \$50k - \$75k | 307 | 3,205 | 5,851 |
| Occupied | 3,126 | 21,285 | 40,323 | \$75k - \$100k | 388 | 2,945 | 5,729 |
| Owner Occupied | 2,486 | 12,492 | 24,802 | \$100k - \$150k | 643 | 4,413 | 8,393 |
| Renter Occupied | 640 | 8,793 | 15,521 | \$150k - \$200k | 579 | 2,389 | 4,592 |
| Vacant | 281 | 2,099 | 3,916 | Over \$200k | 649 | 3,287 | 6,694 |
| | | | | | | | |
| Age | | | | | | | |
| Ages 0 - 14 | 1,137 | 7,759 | 14,678 | | | | |
| Ages 15 - 24 | 1,192 | 7,612 | 14,120 | | | | |
| Ages 25 - 54 | 3,118 | 21,066 | 38,670 | | | | |
| Ages 55 - 64 | 957 | 5,934 | 11,813 | | | | |
| Ages 65+ | 1,474 | 8,995 | 17,744 | | | | |

RE/MAX ELEVATE
724 Main Street
Louisville, CO 80027



KEITH KANEMOTO, SIOR
Broker Associate
C: (303) 472-2222
keith@kanemoto.com