



DOWNTOWN LOUISVILLE DEVELOPMENT OPPORTUNITY

3 CONTIGUOUS LOTS

PINE STREET, LOUISVILLE
COLORADO 80027

Seize this rare opportunity in the heart of Downtown Louisville. This prime development assemblage includes three contiguous lots spanning just over half an acre, ideally positioned to meet the growing demand for modern living in one of Colorado's most sought-after communities. There is also potential to acquire additional parcels, further enhancing the development possibilities.

Enjoy immediate access to Highway 42, providing seamless connectivity to the wider Denver metropolitan area and beyond. Furthermore, the property is conveniently situated just 2 blocks from the vibrant heart of Downtown Louisville, placing future residents within easy reach of the city's exceptional amenities, dining, and entertainment options.

This is an ideal canvas to develop a dynamic mix of living options, catering to the diverse needs of the Louisville community. Imagine crafting stylish condominiums, townhomes, or a boutique apartment complex that complements the existing character of this thriving area.

Call for more information and to set up a tour.

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TERMS & INFORMATION

Location:	Pine Street, Louisville, Colorado 80027
Price:	Contact Broker(s)
Size:	3 Lots Totaling: 22,953 SF (Approximately 0.5 acres) + More Possible
County:	Boulder
Zoning:	MU-R (Mixed-Use Residential)
Utilities:	Water, sewer, electricity on-site
Use:	Mixed Use Residential
Property Tours:	Property tours are available upon request. To schedule a property tour, please call Craig David (720.614.5954) or Christian Smith (720.530.0174)



REZONING

- Parcels requires an automatic rezoning to MU-R per the Hwy 42 Revitalization Area Comprehensive Plan.
- Uses allowed: Multi-unit Dwellings (apartments, condos, townhouses), financial institutions, medical and dental, office, health and fitness studios, personal services, retail, lodging, live-work.
- Residential density allowed: 12 units per gross acre minimum, 20 units per gross acre maximum. A density increase could be requested as a part of the planning review process with the City, but approval not guaranteed.
- City processes required for development include rezoning, planned unit development (PUD), and subdivision plat.

While deemed reliable based on current City of Louisville land use information, this data is subject to change. Buyers and their agents must independently verify all details with the City of Louisville and review the latest HWY 42 Comprehensive Plan for accuracy.

DISCLOSURE

This Offering Memorandum is provided for the purpose of allowing a potential investor to evaluate whether there is interest in proceeding with further discussions regarding a possible purchase of or investment in The East Downtown Louisville Parcel. The potential investor is urged to perform its own examination and inspection of The East Downtown Louisville Parcel and information relating to same and shall rely solely on such examination and investigation and not on this offering or any materials, statements or information contained herein or otherwise provided.

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

LOUISVILLE OVERVIEW

Welcome to Louisville, a city nestled at the base of the majestic Rocky Mountains and consistently recognized as one of the “Best Places to Live” by *Money Magazine*. With its blend of progressive development and small-town charm, Louisville offers an exceptional quality of life for residents and businesses alike.

TOP 10
BEST PLACE TO LIVE
[*Money Magazine*]

Discover the city’s diverse business districts, including Historic Downtown Louisville, Downtown East Louisville (DeLo), McCaslin Corridor, and South Boulder Road. These vibrant areas showcase a mix of retail, dining, healthcare, and professional services. Centennial Valley is home to many corporate offices, while the Colorado Technology Center (CTC) attracts businesses seeking flex and industrial spaces.

Conveniently located along US 36, the Boulder-Denver Turnpike, Louisville enjoys easy access to downtown Denver - just 20 miles away, and the breathtaking Rocky Mountain National Park - located 50 miles to the northwest. Interstate 25 and US 287 are also within proximity, and rapid transit bus service connects Louisville to Boulder and Denver. The city benefits from its proximity to Denver International Airport (DEN), the fifth busiest airport in the United States.

Embrace the rich community amenities Louisville has to offer, including its historic downtown, 1,700 acres of open space, 32 miles of scenic trails, the Louisville Public Library, Recreation & Senior Center, Historical Museum, Center for the Arts, and Coal Creek Golf Course. The city takes pride in its state-of-the-art infrastructure, year-round programming, and support for its business partners.

With a highly-educated population, abundant recreational opportunities, authentic small-town ambiance, technological expertise, and a range of quality properties, it’s no wonder Louisville consistently ranks among the Best Places to Live. Experience the exceptional lifestyle that Louisville has to offer, with its dry, clear weather, low crime rates, excellent healthcare, and favorable tax environment.

- **Community:** Louisville is known for its strong sense of community, friendly residents, and numerous local events and festivals that foster connection.
- **Quality of Life:** Residents enjoy a high quality of life with excellent schools, safe neighborhoods, and abundant parks and open spaces.
- **Demographics:** Louisville attracts a diverse population, including families, young professionals, and retirees. The demographics generally reflect a well-educated and affluent community.
- **Average Home Sale Price:** Approximately \$865,000 (*February 2025*)
- **Average Household Income:** Approximately \$178,685 (*based on recent data*)

Come be a part of Louisville’s thriving community and enjoy the best of Colorado living.



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