

# HIGHWAY 66 / WCR 9.5 LAND

+/- 5.21 ACRES | LIGHT INDUSTRIAL ZONING



## COMMERCIAL OR LIGHT INDUSTRIAL LAND

Mead, Colorado

**\$1,100,000** | ~ 5.21 Acres

**Hard Corner** | **\$4.85/Sq. Ft.**





# Table of Contents

- OFFERING OVERVIEW.....3
- REGIONAL MAP.....4
- AREA MAP.....5
- AERIAL OVERVIEW.....6-8
- PROPERTY OVERVIEW.....9
- ZONING AND GUIDELINES.....10
- SURVEY PLAT.....11
- CDOT PEL STUDY ROW.....12-13
- ACCESS DETAILS.....14
- MARKET OVERVIEW.....15
- AREA OVERVIEW.....16-17
- OFFER PROCESS.....18

Exclusively Marketed For Sale By



**Nathan Klein**  
Senior Partner | Managing Broker  
970.222.2473  
nathan@lcrealestategroup.com



**Christopher Johnston**  
Broker Associate  
970.420.5652  
chris@lcrealestategroup.com



**Carol Davis**  
Broker  
303.995.4101  
c21cdavis@aol.com

Copyright LC Real Estate Group, LLC © 2022

**Confidentiality Agreement & Offering Disclosure**

The information contained herein is proprietary and strictly confidential, and is intended to provide general information that prospective purchasers may use to determine whether to pursue negotiations to acquire the subject property. This information should not be made available to any other persons without the express written consent of LC Real Estate Group, LLC. The information included herein has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. LC Real Estate Group, LLC makes no representation or warranty, expressed or implied, in regard to all material information regarding the subject property, and it is not a substitute for a thorough investigation of the actual property, the tenants, the operating history, financial reports, leases, square footage, age, the presence of any environmental conditions or hazards, the property's compliance or lack thereof with respect to any local, city, county, state or Federal regulation, or any other aspect of the property.



# Commercial or Light Industrial Land | Mead, CO

**\$1,100,000 | +/- 5.21 Acres | +/- \$4.85/SF**

LC Real Estate Group is pleased to present the opportunity to purchase a centrally located land opportunity with flexible zoning in the highly desirable and rapidly growing area of Mead, Colorado.

The land is currently zoned with a Light-Industrial designation in the Town of Mead, surrounded by general commercial uses, allowing for a wide array of potential uses. This land offers:

## **High Visibility Centralized Location:**

- Commercial/Industrial land with direct frontage, on hard corner of CO HWY 66 & WCR 9 1/12
- Excellent location and visibility with great access 1/2 mile from Interstate 25
- Located between Mead and Tri-Town area experiencing rapid growth and activity
- High traffic count and favorable demographics surrounding the property
- Area has significant employment, but lacks services - opportunity to fill void in the market

## **Flexible Potential Uses with Zoning:**

- Flexible use with zoning recently changed from General Commercial (GC) to Light Industrial (LI) with the Town of Mead
- Past General Commercial (GC) or current Light Industrial (LI) zoning allow for many possible uses
- In the center of future planning efforts impacting the North portion of the property and defining access details

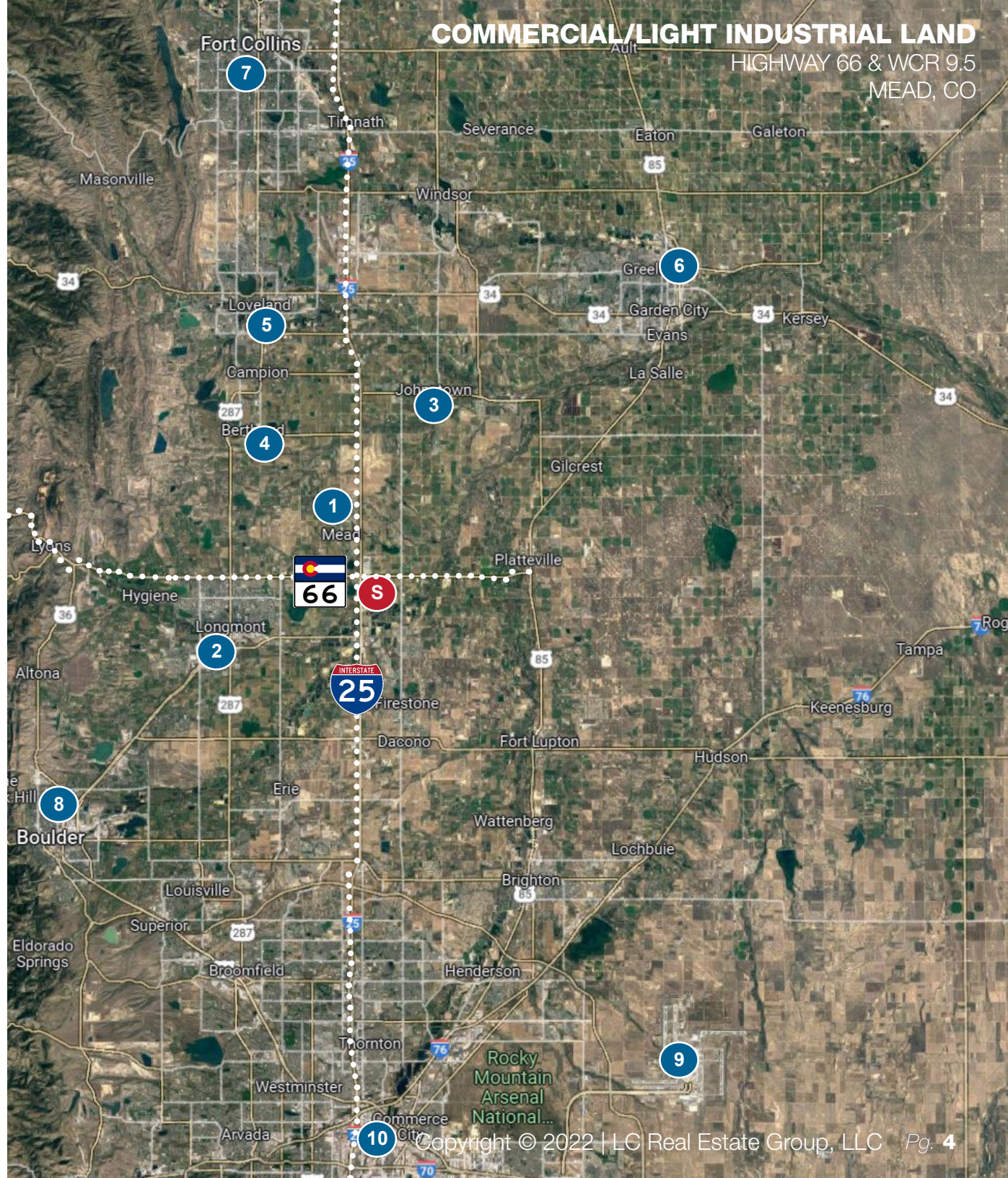
## **Existing Improvements:**

- Electrical Service to Site (Transformer located at adjoining property on NW Corner)
- Sewer Line installed (terminates at a manhole on the South-West Corner of the Property)
- +/- 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)
- West property boundary fully fenced with 6' chain-link fencing

# REGIONAL MAP

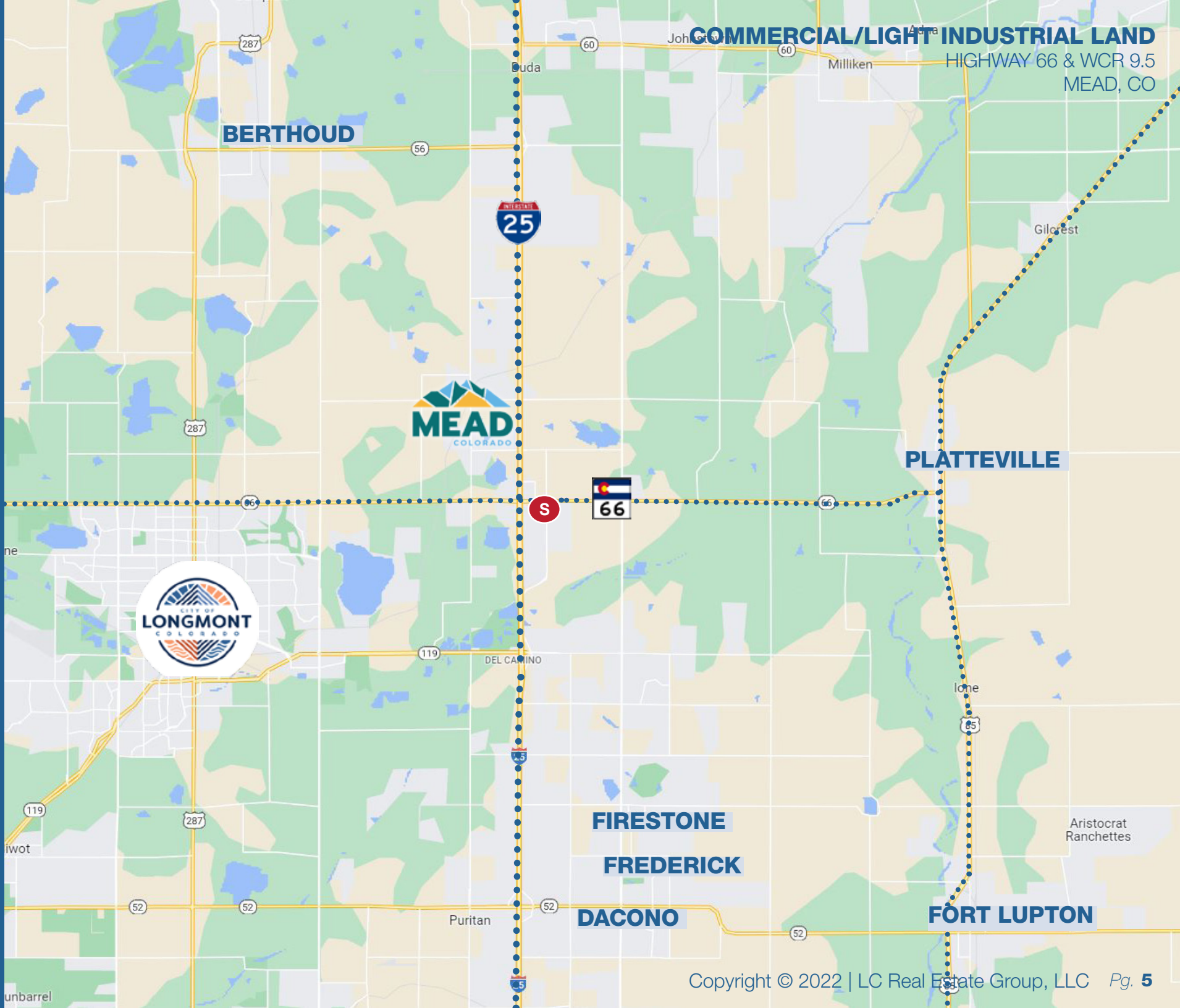
## S CENTRAL LIGHT INDUSTRIAL

- 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



AREA MAP

COMMERCIAL/LIGHT INDUSTRIAL LAND  
HIGHWAY 66 & WCR 9.5  
MEAD, CO



BERTHOUD



PLATTEVILLE



FIRESTONE

FREDERICK

DACONO

FORT LUPTON

**COMMERCIAL/LIGHT INDUSTRIAL LAND**

HIGHWAY 66 & WCR 9.5

MEAD, CO

**rb RITCHIE BROS.**  
Auctioneers



**INTERSTATE 25 (I-25)**



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



**AERIAL OVERVIEW**

**AERIAL OVERVIEW**

**COMMERCIAL/LIGHT INDUSTRIAL LAND**

HIGHWAY 66 & WCR 9.5

MEAD, CO



WELD COUNTY ROAD (WCR) 9<sup>1/2</sup>  
FUTURE "FRONTAGE ROAD"

**AERIAL OVERVIEW**

**COMMERCIAL/LIGHT INDUSTRIAL LAND**

HIGHWAY 66 & WCR 9.5

MEAD, CO





PROPERTY OVERVIEW

COMMERCIAL/LIGHT INDUSTRIAL LAND

HIGHWAY 66 & WCR 9.5

MEAD, CO

<b>Location</b>	South-West Corner of Colorado Highway 66 (Hwy 66) & Weld County Road (WCR) 9 <sup>1/2</sup> 1/2 Mile from Interstate-25 (I-25)
<b>Legal</b>	MEA PT NW4 26-3-68 (JEH COMPANY ANNEX) EXC BEG N4 COR SEC S0D06'E 75.01 TO TPOB TH S89D06'W 302.64' N0D05'W 35.01' N89D 06E 302.64' S0D06E 35.01' TO POB ALSO EXC COMM C4 COR N0D06W 1638.48' TO POB S89D05W 50' N0D06W 855.09' N39D04W 127.2' N89D06E 130.01' S0D06E 955.09' TO POB
<b>Acres</b>	5.21 Acres
<b>Land Sq. Ft.</b>	226,948 Sq. Ft.
<b>Account Type</b>	Agricultural
<b>Zoning</b>	Light Industrial (LI)
<b>Utilities</b>	Water - Little Thompson Water District Sewer - Saint Vrain Sanitation District Electricity - United Power Natural Gas - Source
<b>Flood Zone</b>	Area of Minimal Flood Hazard (ZoneX)
<b>County</b>	Weld County
<b>Parcel   Account Number</b>	120726200018   R4790107
<b>Tax Year</b>	2022
<b>Mill Levy</b>	106.241
<b>Assessed Value</b>	\$1,540
<b>Actual Value</b>	\$5,318
<b>Current Year Tax Estimate</b>	\$162



## COMMERCIAL/LIGHT INDUSTRIAL LAND

HIGHWAY 66 & WCR 9.5  
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 past General Commercial (GC) & current 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

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

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)

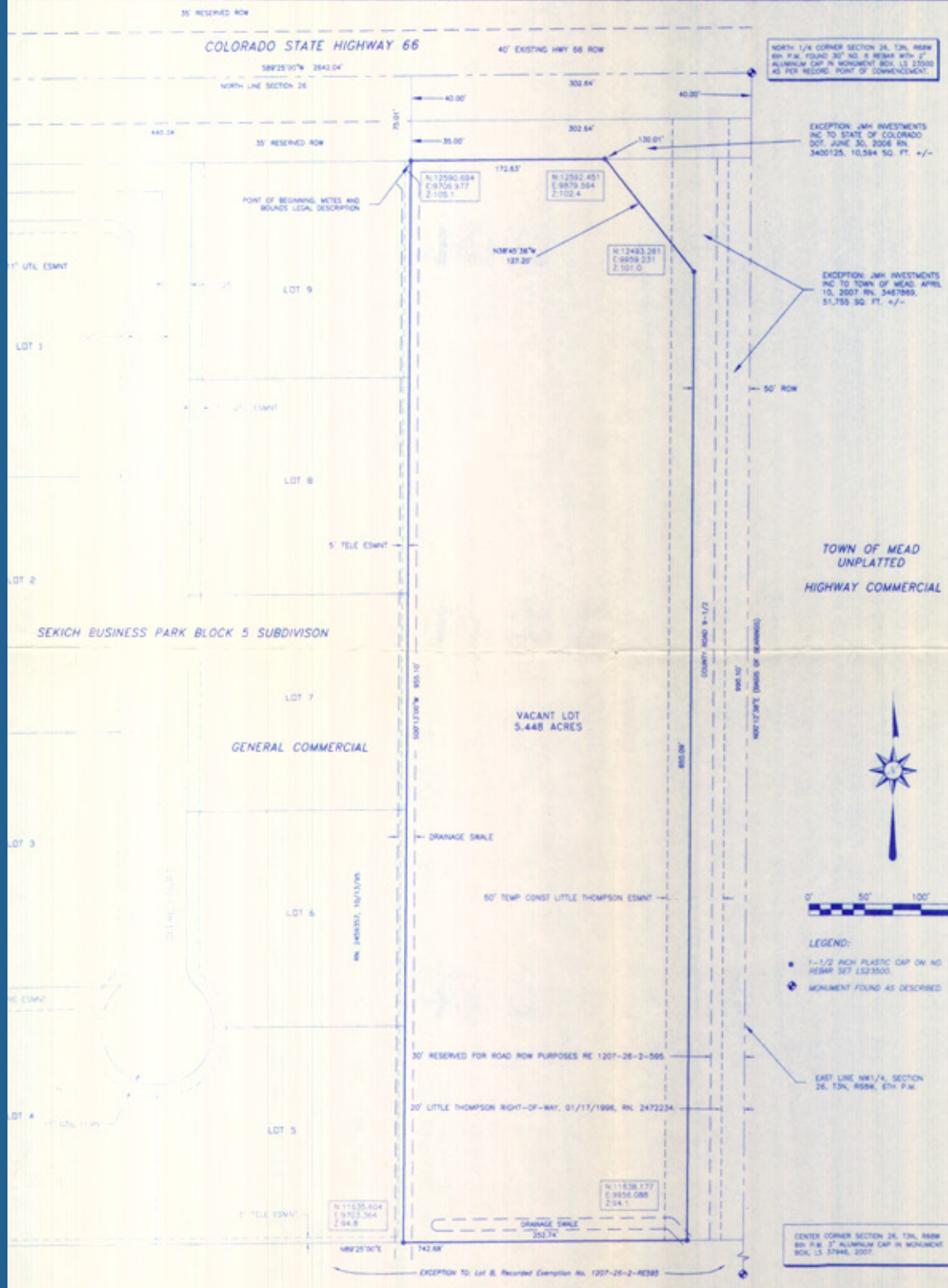
Property is within 1/4 mile of Hwy 66, and within the Highway Design Overlay District

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](#)

# SURVEY PLAT



## IMPROVEMENT SURVEY PLAT OF A PORTION OF LOT B, WELD COUNTY RECORDED EXEMPTION NO. 1207-26-2-RE-595 WELD COUNTY RECORDS.

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION TWENTY-SIX, TOWNSHIP THREE NORTH, RANGE SIXTY-EIGHT WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

LEGAL DESCRIPTION: (COLORADO ESCROW AND TITLE SERVICES, LLC COMMITMENT FOR TITLE INSURANCE, FILE NO: 26962CET, EFFECTIVE DATE: MARCH 19, 2014 AT 8:00 AM)

Lot B, Recorded Exemption No. 1207-26-2-RE595, being a portion of the NE 1/4 of the NW 1/4 of Section 26, Township 3 North, Range 68 West of the 6th P.M., Weld County, Colorado, as per map recorded May 18, 1983 in Book 896 as Reception No. 1927302, Excepting therefrom that part of Lot B which is more particularly described as follows:

Beginning of the West 1/4 Corner of said Section 26;  
 Thence South 89°39' East, 2651.77 feet to the East line of the NW 1/4;  
 Thence North 00°12' East, 1348.85 feet to the True Point of Beginning;  
 Thence continuing North 00°12' East, 289.89 feet;  
 Thence South 89°25' West, 742.68 feet;  
 Thence South 00°12' West, 289.84 feet;  
 Thence North 89°25' East, 742.68 feet to the True Point of Beginning;

Said excepted parcel now being a part of Lot B, Recorded Exemption No. 1207-26-1-RE687 as per map recorded August 17, 1984 in Book 1040 as Reception No. 1977982;

ALSO EXCEPTING THEREFROM those parcels as conveyed to Department of Transportation, State of Colorado in Warranty Deeds recorded June 30, 2006 at Reception No. 3400125 and April 10, 2007 at Reception No. 3467869, Weld County records.

**BASE OF BEARINGS:**  
 THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP THREE NORTH, RANGE SIXTY-EIGHT WEST OF THE SIXTH PRINCIPAL MERIDIAN AS MONUMENTED AND SHOWN HEREON IS ASSUMED TO BEAR N00°12'38"E.

**LEGAL DESCRIPTION: (METES AND BOUNDS)**  
 A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION TWENTY-SIX, TOWNSHIP THREE NORTH, RANGE SIXTY-EIGHT WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION TWENTY-SIX, TOWNSHIP THREE NORTH, RANGE SIXTY-EIGHT WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND ASSUMING THE EAST LINE OF SAID NORTHWEST QUARTER BEARS S00°12'38"W, AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE S89°25'00"W ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 302.84 FEET; THENCE S00°13'00"W, A DISTANCE OF 75.01 FEET TO THE POINT OF BEGINNING;

THENCE S00°13'00"W A DISTANCE OF 955.10 FEET MORE OR LESS TO A POINT ON THE NORTH LINE OF LOT B RECORDED EXEMPTION 1207-26-1-RE-687, BOOK 1040, P.L.M. 1078, 06/17/84 RN. 1977982; THENCE N89°25'00"E ALONG SAID NORTH LINE, A DISTANCE OF 252.74 FEET MORE OR LESS TO THE WESTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NINE AND ONE-HALF; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, N00°12'38"E A DISTANCE OF 855.09 FEET; THENCE N38°45'36"W A DISTANCE OF 127.20 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY SIXTY-SIX; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S89°25'00"W A DISTANCE OF 172.63 FEET MORE OR LESS TO THE POINT OF BEGINNING.

THIS DESCRIBED PARCEL OF LAND CONTAINS 5.448 ACRES MORE OR LESS.

**SURVEYING CERTIFICATE:**  
 I, ALBERT M. HASCALL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE IMPROVEMENT SURVEY PLAT SHOWN HEREON IS A CORRECT DELINEATION OF THE HEREON DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS IMPROVEMENT SURVEY PLAT (AND LEGAL DESCRIPTION) WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 24th DAY OF June, 2014.

BY ALBERT M. HASCALL, COLORADO PLS 23500.

**NOTICE:**  
 COLORADO ESCROW AND TITLE SERVICES, LLC'S COMMITMENT FOR TITLE INSURANCE, FILE NO. 26962CET, EFFECTIVE DATE: MARCH 19, 2014 AT 8:00 A.M. WAS ENTIRELY RELIED UPON FOR RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND. THE LAND SHOWN HEREON IS ALL OF THE LAND DESCRIBED IN SAID TITLE COMMITMENT.

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS PLAT WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS PLAT BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

1052 SIXTH STREET COUNTY  
 BERTHOUD, CO 80513  
 303.709.0047  
 ARGOSCAN LLC  
 SCALE: 1" = 50'  
 DRAWN: AMH  
 CHECKED: JLF  
 JOB NO. 848-A-IMP  
 DATE: 06/24/2014  
 REVISION: 06/24/2014  
 LAYOUT: IMP



**CDOT Planning and Environmental Linkages Study (PEL) Implications:**

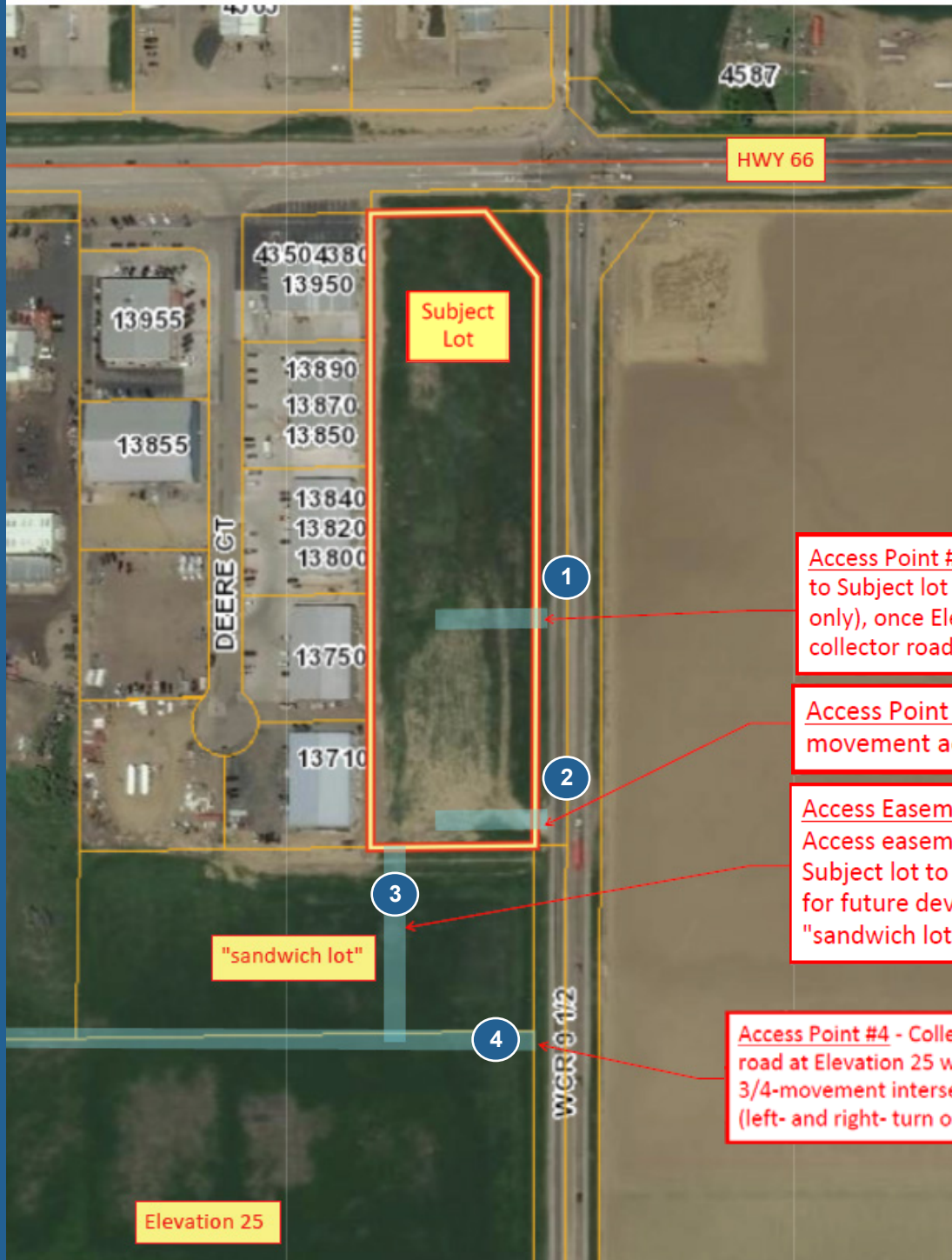
- CDOT **SH 66 Planning and Environmental Linkages Study Report** Published in March 2020 (Available in Due Diligence Documents)
- Study was intended to **identify future needs**, safety concerns, etc. and preserve ROW for those future needs
- Level of design at individual locations was not sufficient to make final decisions with multiple options carried forward at each intersection
- These options will be **further evaluated as funding for design and/or construction becomes available**
- The improvement project shown above that impacts this parcel is an **unfunded, long-range planning project**, so there are no requirements for ROW for the project at this time
- Prospective buyers should understand the **potential future impacts** if a building footprint was placed in this area, and the improvement project was to move forward as depicted
- Specifics on the PEL Study can be found at the following link: [SH 66 Planning and Environmental Linkages Study Report and Appendices](#)

CDOT PEL STUDY ROW



\* RED AREA DENOTES POTENTIAL FUTURE ROW NEEDS FROM SH 66 PEL STUDY

ACCESS DETAILS



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

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)



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

# MARKET OVERVIEW

MARKET OVERVIEW





## MEAD, CO A SCENIC GATEWAY TO THE ROCKIES

- 35 miles north of Metro Denver and has access to 2.5+ million people within 60 minutes
- A vibrant centralized community showing explosive growth and expansion
- Located directly off of I-25 between Longmont and Loveland, Mead's centralized location between the Front Range and Denver serves as a convenient advantage for the community
- A small town atmosphere offering all aspects of a safe and friendly community along with connection to the Front Range and Denver Colorado markets
- The Town offers a full range of municipal services, and a continued focus towards responsible growth, reliable infrastructure, public safety, fiscal stability, and a connected community. (Townofmead.org/community)

POPULATION	3-Mile	City	County	State	US
2010	2,908	3,485	252,825	5,029,196	308,745,538
2021	6,201	4,940	342,258	5,911,218	333,934,112
Annual % Change	10.29%	3.80%	3.22%	1.59%	0.74%

	3-Mile	City	County	State	US
Avg. Family Size	2.78	2.93	2.79	2.50	2.58

INCOME	3-Mile	City	County	State	US
Median HH Income	\$97,295	\$102,867	\$78,364	\$77,265	\$64,730

AGE	3-Mile	City	County	State	US
Median Age	40.2	42.2	35.0	37.8	38.8
Less than 18	23.9	21.9	25.7	22.4	21.7
18-24	7.6	7.8	10.2	9.4	9.3
25-34	12.2	11.6	14.1	14.3	14
35-64	41	42.3	36.7	38.5	37.9
65+	15.3	16.4	13.3	15.3	17.2

### FOOTNOTES

Source: Esri Community Profile as of Q4 2020

EDUCATION	3-Mile	City	County	State	US
High School	92.1%	93.1%	89.3%	92.8%	88.9%
College	39.1%	40.8%	39.1%	51.8%	42.3%

Colorado is 2nd Most Educated State in the United States (US News | May 2021)

### FOOTNOTES

Source: Esri Community Profile Population 25+ as of Q1 2022





## MEAD, CO A SCENIC GATEWAY TO THE ROCKIES

- Interstate 25 and Highway 66 intersection affords traffic counts in excess of 80,000 daily
- Mead boasts impressive connectivity with the ability to travel to the outer edges of Denver or Fort Collins in approximately 30 minutes (Townofmead.org)
- Highway 66 serves as a southern scenic gateway into Rocky Mountain National Park, providing ideal year-round access to the natural beauty of Northern Colorado
- Impressive parks and recreational trails within and outside of town limits add to Mead’s charm
- Mead boasts annual events such as the 4th of July Bike Parade, Easer Egg Hunt, Christmas in the Park, Fishing Derby, and the Mead Community Day & Sugarbeet Festival

### UNEMPLOYMENT

	MSA	County	State	US
January 2022	4.00%	3.30%	4.10%	4.00%

Sources: Population 16+ Unemployment Rate - Esri Community Profile as of Q1 2022 | FRED of St. Louis

### EMPLOYMENT

	3-Mile	City	County	State	US
Non-Farm Payroll Total	4,212	1,793	107,294	2,771,630	150,287,786
Agriculture/Mining	0.88%	0.11%	2.21%	1.01%	0.70%
Construction	24.60%	25.82%	9.46%	5.74%	4.52%
Manufacturing	7.57%	12.55%	13.99%	5.36%	7.74%
Trade, Transportation, & Utilities	31.77%	23.54%	17.87%	17.63%	19.61%
Information	1.14%	2.51%	1.37%	3.31%	2.64%
Financial Activities	4.87%	8.81%	5.28%	10.30%	9.46%
Professional & Business Services	3.77%	5.30%	4.17%	8.12%	7.50%
Education and Health Services	12.16%	8.48%	24.45%	21.52%	23.50%
Leisure and Hospitality	6.93%	3.12%	9.67%	13.71%	11.68%
Other Services	3.32%	6.02%	5.88%	6.61%	6.58%
Government	2.99%	3.74%	5.65%	6.69%	6.06%
	<b>3-Mile</b>	<b>City</b>	<b>County</b>	<b>State</b>	<b>US</b>
Owner Occupied Housing	77.60%	71.80%	59.30%	58.70%	57.30%

### FOOTNOTES

Source: Esri Business Summary by NAICS, Esri Community Profile as of Q1 2022



## PRICING

The Seller is offering a fee simple interest in 5.21 acres of land at the SWC of Highway 66 and Weld County Road 9.5 for \$1,100,000

## OFFERS

Seller shall review all offers received and shall respond on a first come, first serve basis.

Offers are to be submitted as Letters of Intent or Contracts to [Chris@lcrealestategroup.com](mailto:Chris@lcrealestategroup.com) and [Nathan@lcrealestategroup.com](mailto:Nathan@lcrealestategroup.com)

## CONTRACT INSTRUCTIONS & PREFERRED TERMS

<b>Seller</b>	EMME ENTERPRISES LLC
<b>Seller Signature</b>	Kerry K. Sewczak
<b>Property Address</b>	SWC HWY 66 & WCR 9 1/2
<b>Legal</b>	MEA PT NW4 26-3-68 (JEH COMPANY ANNEX) EXC BEG N4 COR SEC S0D06'E 75.01 TO TPOB TH S89D06'W 302.64' N0D05'W 35.01' N89D 06E 302.64' S0D06E 35.01' TO POB ALSO EXC COMM C4 COR N0D06W 1638.48' TO POB S89D05W 50' N0D06W 855.09' N39D04W 127.2' N89D06E 130.01' S0D06E 955.09' TO POB

# COMMERCIAL OR LIGHT INDUSTRIAL LAND

---

## Mead, Colorado

Exclusively Marketed For Sale By



**LCRealEstateGroup.com**  
1712 Topaz Drive, Loveland, CO 80537



**Nathan Klein**  
Senior Partner | Managing Broker  
970.222.2473  
nathan@lcrealestategroup.com



**Christopher Johnston**  
Broker Associate  
970.420.5652  
chris@lcrealestategroup.com



**Carol Davis**  
Broker  
303.995.4101  
c21cdavis@aol.com