

# 4.664 Acres of Development Land

Lot 2, Wadsworth Junction Subdivision, Filing #1

**FULLER**  
REAL ESTATE

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**For Sale: \$1,999,000**

## BUILDING OVERVIEW

<b>Lot Size:</b>	4.664± Acres
<b>Parcel ID:</b>	1717-024-43-002
<b>City/County:</b>	Broomfield / Broomfield
<b>Taxes:</b>	\$19.60 (2023)
<b>Zoning:</b>	PUD

**For Sale: \$1,999,000**

## PROPERTY NARRATIVE

Located on the east side Hwy. 36 across from the 1st Bank Events Center and Arista development, this 4.664± acre site is ready for development. Hwy 36 access is located at both the 104th Ave., and Wadsworth Pkwy. interchanges. Retail and restaurant amenities in the immediate area of Arista, Wadsworth and 104th Avenues are too numerous to mention.

**The City of Broomfield has been receptive to hotel development, which requires a PUD amendment.**

Fuller Real Estate  
(303) 534-4822

**Brokerage Disclosure  
to Buyer**

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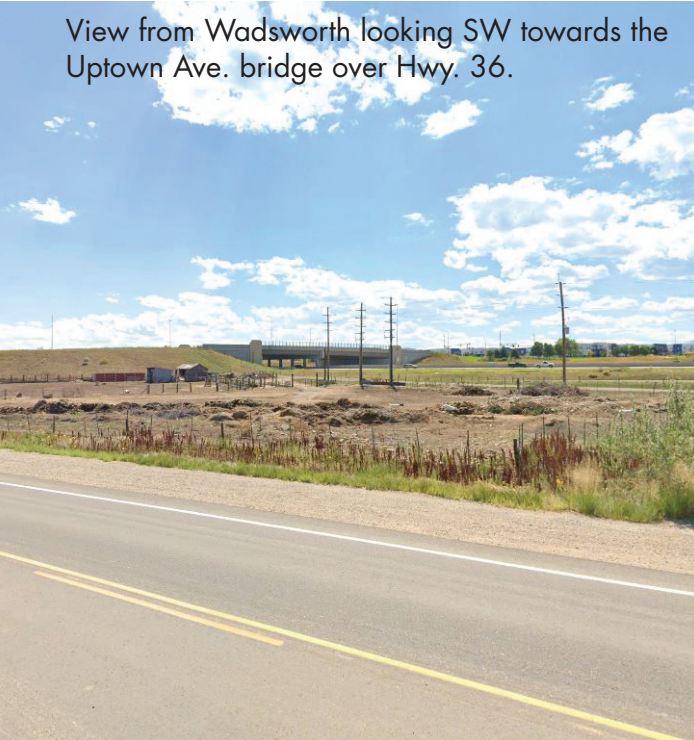


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LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

5300 DTC Pkwy, #100 | Greenwood Village | CO | 80111 | FAX: 303-534-9021

View from Wadsworth looking SW towards the Uptown Ave. bridge over Hwy. 36.



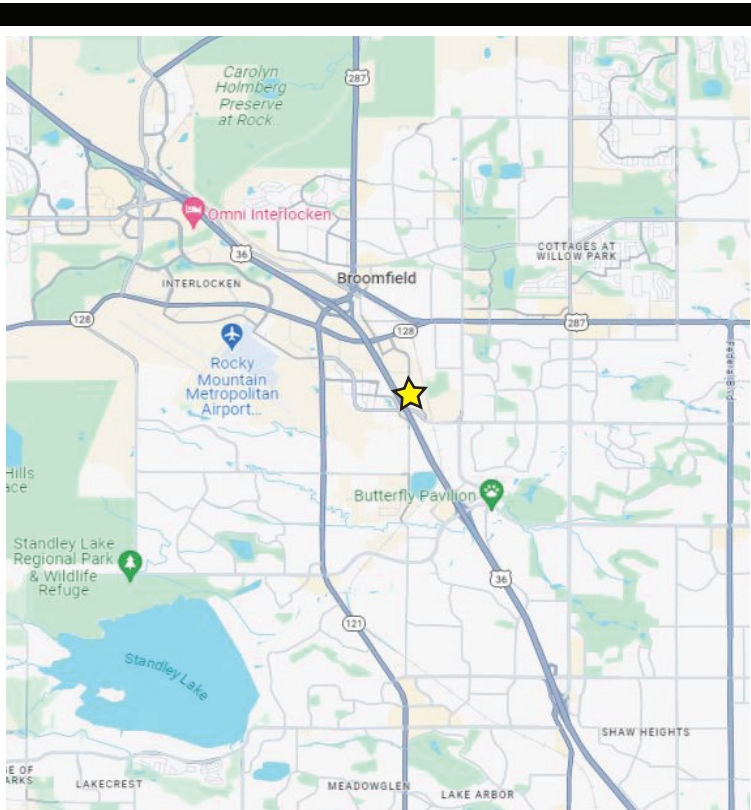
PERMITTED USES TABLE (From Page 2 of the PUD recorded 8/22/2023)			
ALLOWED LAND USES	NOTES	PLANNING PLANNING	
		AREA A	AREA B
Public Uses and Amenities	Including but not limited to: Municipal / Civil / Government and Community Offices/Services/Facilities.		X
Religious Uses			X
Medical and Dental Services (USR)			X
Business/Office (USR)	Including but not limited to: Banks and Financial Institutions, Corporate, Professional, Newspaper, Offices, Governmental and other Offices. All Drive-Through Facilities as subject to Use By Special Review Approval.		X
Business Services (USR)	Including but not limited to: Office Supplies, Photocopy Shops, Print Shops, Insurance, Legal, Real Estate and Travel Agencies. Undertaking Establishments and Mortuaries are subject to a Use By Special Review Approval.		X
Neighborhood Retail	Including Coffee Shops, Toy Shops, Book Stores, Flower Shops and similar uses.		X
Commercial and Recreational Uses (USR)	Including but not limited to: Health Clubs, Gyms, Dance, Yoga, and similar Studios. Indoor Uses are Allowed by Right and Outdoor uses are subject to a Use By Special Review Approval.		X
Personal Services (USR)	Including but not limited to: Hair and Nail Salons, Tailoring, Shoe Repair, Dry Cleaners, and Laundromats. Tatoo Parlors are not allowed.		X
Public/Private Schools (USR)	Including Vocational Schools, Schools Over 10,000 SF are subject to a Use By Special Review Approval.		X
Residential (USR)	Including Single-Family Attached, Higher Density Multi-Family, Senior Housing, Assisted Care and Limited Care Facilities. Subject to Broomfield Municipal Code Section 17-335 and may require Use By Special Review Approval.	X	
Wireless Communication Facilities (USR)	Subject to Broomfield Municipal Code Section 17-32-020.		X
Home Occupations		X	

**\*\* Note: City of Broomfield has been receptive to Hotel development, which would require a PUD Amendment.**

#### PROHIBITED LAND USES

1. Truck Trailer Heavy Machinery Storage or Service.
2. Manufacture or Storage of Oil, Gasoline, or Petroleum Products for Distribution, to include Gasoline Service Stations.
3. Automobile Sales or Storage.
4. Mini-Storage or Warehousing Facilities.
5. Chemical, Concrete, Lime or Gypsum Manufacturing.
6. Fertilizer Manufacturing.
7. Commercial Manufacturing or Storage of Hazardous Materials Such As Gasoline, Flammable Liquids, and Gases, and Industrial Waste Products.
8. Outdoor Storage of Rubbish, Refuse, Wastes, Junk or Salvage Yards, Automobile, Truck or Machinery Storage, Shipping Containers or Landfills or Recycling Facilities.

**\*\* Please check with City of Broomfield to verify that your proposed Use is allowed or will be allowed via PUD Amendment.**



Click the icon above on the PDF for the Recorded PUD.



Click the icon above on the PDF for the Final Plat

#### DEMOGRAPHICS

3 Miles

5 Miles



Population

80,743

217,747



Households

31,718

85,663



Median HH Income

\$101,260

\$97,864



Median Age

39.10

38.50



Traffic - TBD