

Specializing in Colorado Real Estate for 30 Years



DEVELOPMENT LAND
670 S. Rooney Road
Golden, CO 80401



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PARCELS:

Parcel A is a 6.85 acre parcel at lower left West of So. Rooney Road with Thunder Valley Motorcycle Park adjoining on the South End.

Parcel B is a 10.40 acre parcel in the center with a dedicated bike path dividing it from.....

Parcel C on the east side of the site having 18.41 acres.

PRICE:

Property is listed at \$6.00 psf or \$9.323M
Taxes 2013 are \$6,000.00

CURRENT ZONING:

Present zoning is Agricultural
Can be annexed to the City of Golden or remain un-incorporated Jefferson County.

WATER:

Water may be provided by Consolidated Mutual

LOCAL AMENITIES:

- Soccer fields on the north side of I-70 are visible at top of aerial.
- Green Mountain luxury homes are at the top north east corner of aerial.
- Green Mountain is on the east side of the aerial offering hiking and biking trails
- Solterra exclusive luxury homes are further south and east of C-470 at West Alameda Parkway Interchange.

Highest elevated property at I-70 and C-470 intersecting State Highways with high visibility and identity at the North entrance to Rooney Valley.

SUGGESTED USES:

Best location for major brands including Automobile Super Store Dealership, Large Hotel Chains, Corporate Business Park, International Mountain Retail Brands for travelers going west into the Colorado Mountains from Denver, Large Animal Veterinary Hospitals, High-end multi-family apartment homes / town homes.