

Foster Family
Farm

80 ACRE DEVELOPMENT PARCEL FOR SALE

I-25 & 136TH AVE
WESTMINSTER, COLORADO 80023



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PROPERTY HIGHLIGHTS

- 80 total acres
- Zoning: PUD with comprehensive plan overlay
- Potential Uses: multifamily, office, hospitality, healthcare, light industrial
- Site is traversed by Orchard Parkway which allows for easy access from 136th to 144th
- Beautiful panoramic views to the west
- Convenient access and excellent visibility to I-25 (1,600 feet of frontage on I-25)
- Adjacent to Saint Anthony's new 350,000 SF hospital and The Orchards Town Center with over 1 Million SF of retail
- Future developments neighboring the site include IKEA, Amazon, ViewHouse and 500,000 SF Simon Mall Outlet
- Strong area demographics
 - Population within 3 mile radius - 78,866
 - Average household income within 3 mile radius - \$84,949
- Strategic location equidistant from Denver, Boulder, Fort Collins and Denver International Airport

SURROUNDING AREA AMENITIES



FUTURE IKEA

THE ORCHARDS TOWN CENTER

- LIFETIME FITNESS
- MIMIS CAFE
- MACY'S
- REI
- STAPLES
- RED ROBIN
- AMC THEATRES
- ROSS
- TARGET

AMAZON FULFILLMENT CENTER

CABELA'S NEW LENNAR MULTIFAMILY PARKHOUSE

ST. ANTHONY HOSPITAL

NEW SIMON OUTLET MALL

KING SOOPERS
JACK IN THE BOX
PAPA MURPHY'S
ROSATI'S

WALMART

LOWE'S
CHASE
CARL'S JR.

VERIZON
SUBWAY
BIG BURRITO CITY

TOKYO JOE'S
US BANK
CHILI'S
POPEYE'S
STARBUCKS
FEDEX

WORLD MARKET
BARNES & NOBLE
COLD STONE

OFFICEMAX
MATTRESSFIRM
CHICK-FIL-A

PETCO
BIG LOTS
ALBERTSONS



SHERIDAN BLVD

HURON ST

W. 136TH AVE

W. 144TH AVE

W. 120TH AVE

SITE