

Land Parcel for Sale

Longmont, Colorado

Vista Commercial Center
1623 Vista View Drive
Longmont, Colorado 80504

1.17 Acres of Prime Commercial/Industrial Land



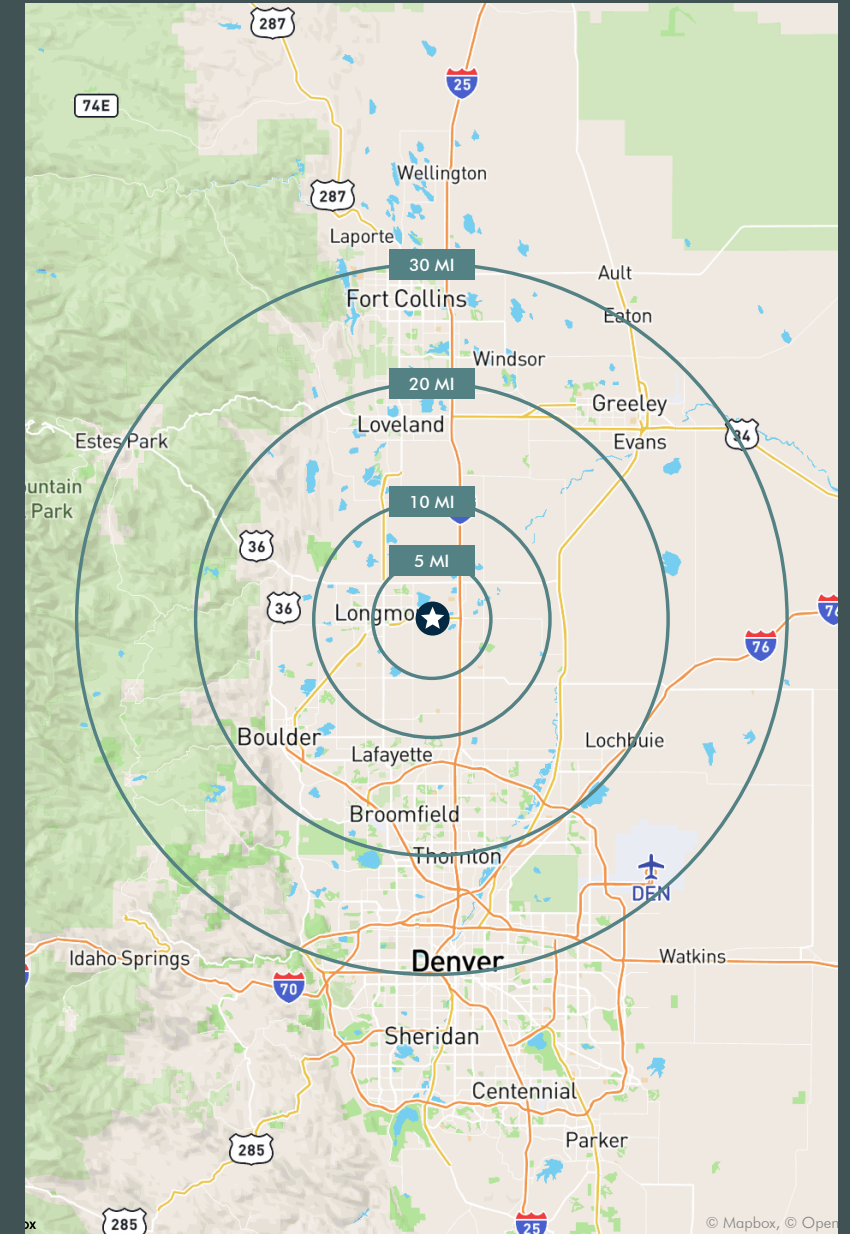
\$330K

Parcel ID 131308101006

Vista Commercial Center

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For Sale



1.17

Available Acres

FLAT

Topography

WELD

County (Unincorporated)

Property Summary

Excellent access to I-25, HWY 287 & HWY 119
Denver & Fort Collins

This property is located in unincorporated Weld County, just to the east of Longmont, Colorado, a dynamic and growing city centrally located 30 miles north of Denver and 30 miles south of Fort Collins. This prime commercial location has direct access through Longmont via the primary thoroughfare, Highway 119, with close access to two of Colorado's primary north-south routes I-25 and Highway 287. Close to Sandstone Ranch recreation center and only one mile away from the UCHealth Hospital.

With its high quality of life, this is an ideal location for a corporate headquarters, regional business operation, design showroom, residential construction-focused showroom, or warehouse. Property is zoned as PUD with C-3 (Business Commercial) and I-1 (Industrial) Zone District uses.

2021 Demographics	1 Mile	3 Mile	5 Mile
2021 Population	1,986	18,319	85,553
2026 Projected Population	2,383	20,931	94,604
2021 # of Households	661	6,628	30,815
2026 Projected # of Households	796	7,642	34,073
2021 Average Household Income	\$136,260	\$116,967	\$104,796
2026 Projected Average Household Income	\$152,611	\$133,567	\$121,341
2021 Per Capita Income	\$48,461	\$42,162	\$37,622

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Contact Us

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