



Prime Mixed-Use/Residential Development Site

**7500 S. 88TH STREET
SUPERIOR, COLORADO**

Site Size

22.5± Acres

Sales Price

\$10,500,000

Land for Sale

Property Highlights

- Current zoning allows for a variety of commercial uses, new proposed comprehensive plan provides for mixed-use and medium density residential
- Located within Rock Creek, a high quality master-planned community within the Town of Superior
- One of the last prime development sites in the US 36 corridor
- Proximate to Redtail Ridge (former ConocoPhillips)
- Close proximity to Flatiron Crossing Mall, Interlocken Business Park and numerous amenities

For information, please contact:

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7500 S. 88TH STREET, SUPERIOR, COLORADO 80027

Property Details

Site Size:	22.5± acres
Current Zoning:	RAC - Regional Activity and Employment Center
Future Zoning:	Proposed Comprehensive Plan to allow Medium Density Residential
Utilities:	To site
City/County:	Superior/Boulder
Sales Price:	\$10,500,000 (\$10.71/SF)

Demographics (2024):	2 Mile	5 Miles	10 Miles
Population:	24,818	113,127	596,487
Households:	10,699	46,573	233,655
Median Household Income:	\$106,117	\$104,354	\$94,540
Traffic Counts:			
Denver/Boulder Turnpike (US 36):	81,037 vehicles per day (2025)		
S. 88th Street past site:	10,448 vehicles per day (2025)		
S. 88th Street N Denver/boulder Turnpike:	7,460 vehicles per day (2024)		

