

ORIGINAL TOWN SUPERIOR, COMMERCIAL FOR SALE

127 E. Coal Creek Dr, Superior, CO 80027

Envision your mixed use project at the gateway to Original Town! Located at the corner of McCaslin and E. Coal Creek, this prime development site allows for variety of uses with a building up to 50% FAR. All utilities are on site! Great opportunity to enhance the character and amenities that serve Original Town.

FEATURE HIGHLIGHTS

-  Near Bike Path
-  On Bus Route
-  Near Restaurants
-  Near Shopping
-  Investment Property

PROPERTY OVERVIEW

SITE SIZE	0.82 Acres (35,720 SF)*
SALE PRICE	\$1,450,000
AVAILABLE	Immediately
ZONING	B-C

**Source- from survey*

FOR MORE INFORMATION:



Joe Bennell

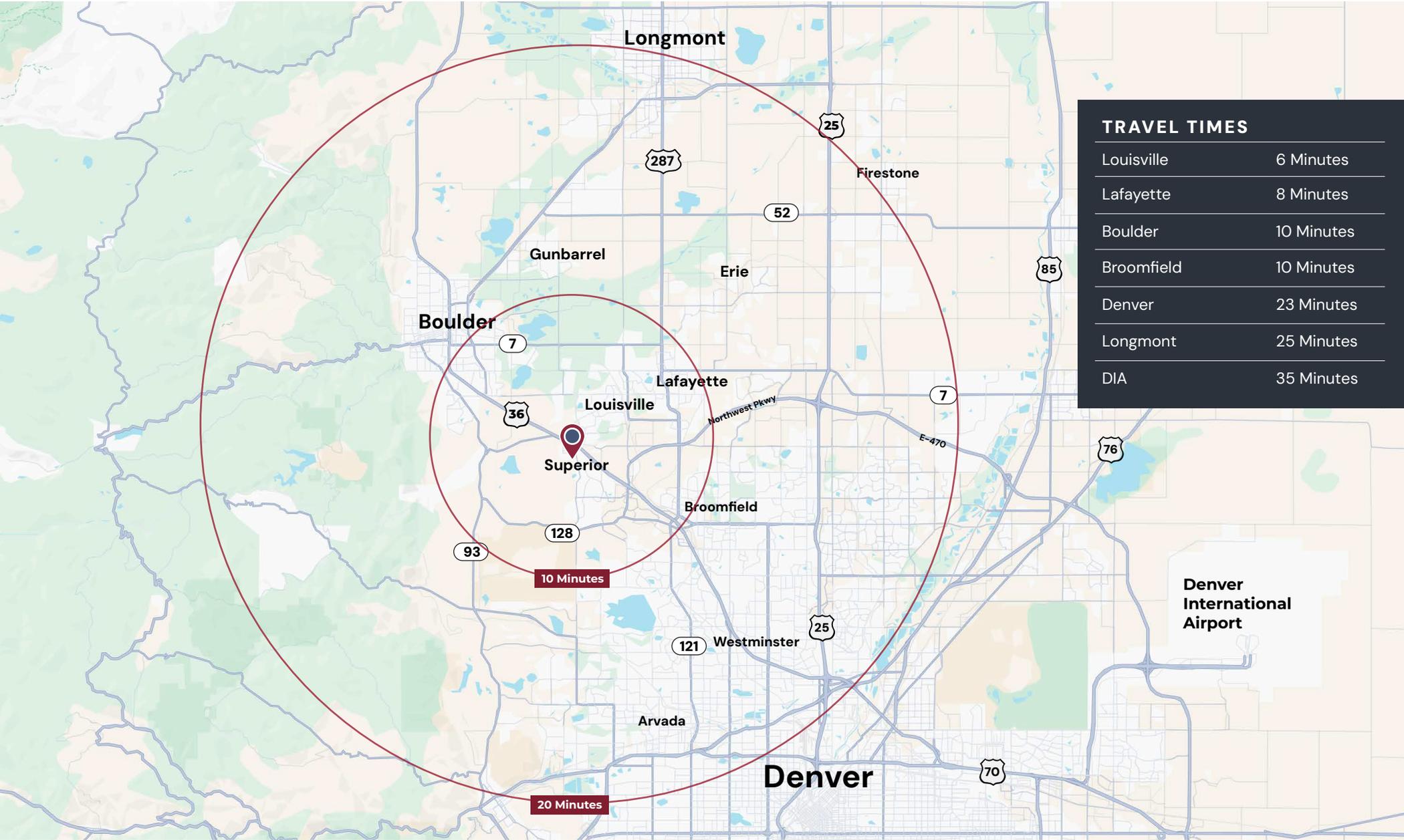
Senior Broker

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REGIONAL LOCATION



TRAVEL TIMES	
Louisville	6 Minutes
Lafayette	8 Minutes
Boulder	10 Minutes
Broomfield	10 Minutes
Denver	23 Minutes
Longmont	25 Minutes
DIA	35 Minutes



PROPERTY LOCATION

Explore more in the area.

- 1 **COSTCO WHOLESALE**
- 2 **WHOLE FOODS MARKET**
- 3 **TARGET**
- 4 **TESLA**
- 5 **Founders Park**
- 6 **Superior Commons Park**
- 7 **Superior Town Hall**
- 8 **Northwest Family Medicine**
- 9 **blue | SPORT STABLE**

DEMOGRAPHICS

The Town of Superior has a well-educated, family-centered population of 17,935 poised along the productive US 36 corridor.

Average Household Size **2.8**

Median household income **above state average.**

Median house value **above state average.**

EDUCATION

High school or higher	98%
Bachelor's degree or higher	73%
Graduate or professional degree	29%

Percentage of population with a bachelor's degree or higher **significantly above state average.**

Source: U.S. Census Bureau, Census 2020