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Property and Area Description

Development opportunity along Summit Boulevard and Colorado Boulevard in Dacono, positioned in an active growth corridor. This expansive 635-acre parcel is zoned low-density residential, offering tremendous potential for residential development with commanding views of the Rocky Mountains to the west. This significant land holding presents an ideal opportunity for residential developers to capitalize on the area’s momentum. The property’s scale and natural topography allows for a thoughtful project that maximizes mountain views while offering flexibility to phase development. With new projects already advancing in the area, this parcel is positioned to capture growing demand in this emerging submarket.

Population

	337,311 10 Mile Radius	1,416,916 20 Mile Radius	3,048,906 30 Mile Radius
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Source: ESRI®, 2024

Households

	119,688 10 Mile Radius	532,800 20 Mile Radius	1,217,038 30 Mile Radius
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Source: ESRI®, 2024

Transportation