



PROPERTY

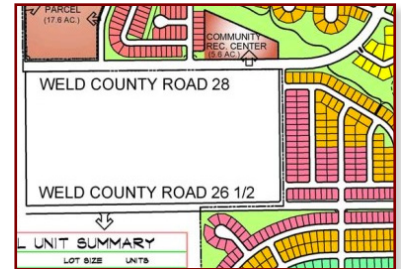
The Waterfront at Foster Lake | Weld County, CO

SITE SIZE

595 Acres

SITE LOCATION

The Waterfront at Foster Lake Property, on Anderson Farm, is generally situated between I-25 and Weld County Road 7; and between the Saint Vrain River and State Highway 66. The Waterfront at Foster Lake Property, on Anderson Farm, is generally situated between I-25 and Weld County Road 7 and between St. Vrain River and State highway 66, in Weld County Colorado. Foster Reservoir is a primary feature of the property, which is located on the Northern boundary of the site five residences are currently located on the property and one, five acre parcel is located immediately south of Weld County Road 28. The Anderson Farm is 595 acres in size and is currently zoned for agricultural use. Entitlement of this property is primarily within Weld County's jurisdiction and is currently within the Mixed Use Development (MUD) area of the Weld County Land Use Plan. The current concept for the property consists of approximately 1804 residential units; 1334 single-family attached and detached lots and 445 multi-family units in addition to a small retail component on 10 acres.



SITE FEATURES

- Distinctive water features, Foster Reservoir and Barbour Lakes flank the property creating a rare setting for multi-use development.
- The Anderson Farm (8.75 total acres) is currently zoned for agricultural use.
- One five-acre parcel is located immediately south of Weld County Road 28; and five residences are currently located on the property.
- Property lies within Weld County's Mixed Use Development area.
- Existing plan calls for: 1804 residential units (1334 single family & 445 multi-family units, plus 10-acre retail component).



Discuss this property with a Tharaldson broker: Call 702-385-4988
or email us at jblagg@diversifiedgrp.com

