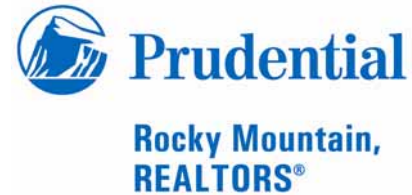


FOR SALE

36.62 Acres Residential Development Land Known as "Left Hand Ranch" Airport Road, Longmont



Ken Kanemoto, CCIM
Ed Kanemoto, CCIM
303-772-2222

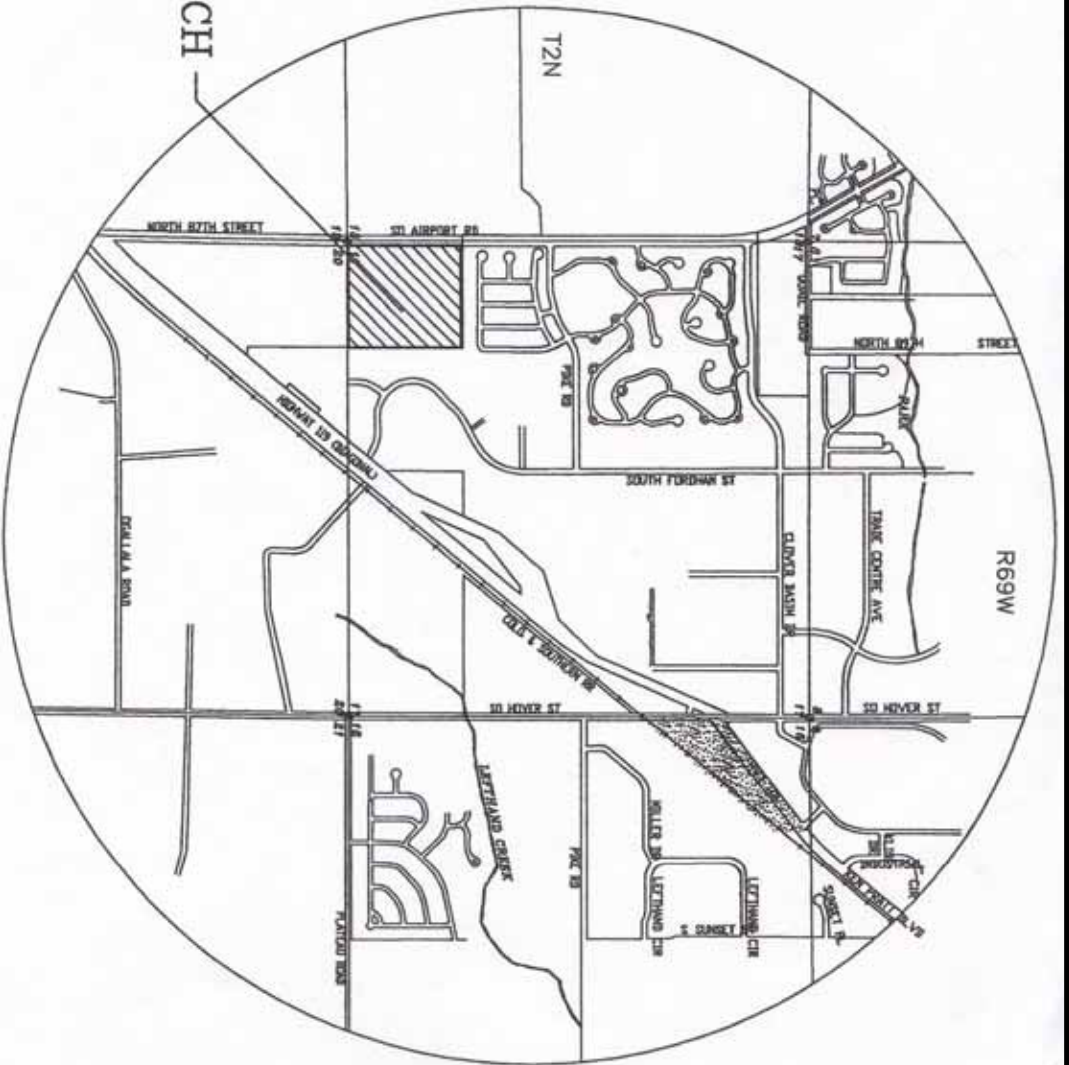
Land Size: 36.62 Acres
Sale Price: \$1,950,000
Entitlements: Preliminary Plat
approved by Boulder County
Water Rights: 54 shares of Left
Hand Ditch Company

Plat Mat: See Reverse Side

DESCRIPTION OF PROPERTY

Great location, fabulous views in southwest Longmont. Conveniently located on Airport Road and easy access to Hwy 119 (Boulder - Longmont Diagonal Hwy).

Preliminary Plat approved for 36 lots (Two lots with existing homes are excluded). Lot sizes are approximately .5 to .8 acres. Great views and the topography allows many walkout basement lots. TDR's are not included and are required to develop. Adjacent to open space. All the open space surrounding Longmont has created a shortage of residential development land in Longmont.



VICINITY MAP
N.T.S.

SHEET INDEX:

