

Mead,  
Colorado

PRIME LOCATION!

# Lyons 66 Center Interstate 25 Site



**Join Kum 'N Go at this High Impact Site!**  
**At the SEC of I-25 & Highway 66 with a lighted intersection**

Join this exploding growth area with superb visibility and incredible access. Located at the gateway to the Denver Metropolitan area, Denver International Airport, and Rocky Mountain National Park – with over 3.2 million visitors annually one of the USA's most visited National Parks – this site has broad appeal for a variety of uses. Located in the retailer-friendly tax zone of Weld County, this center provides a strong retail advantage of an approximate 3 to 4% reduction in sales tax fees from surrounding areas. This great location, high visibility and incredible traffic counts make this the leading regional location for strong highway and retail business!

**Location:** SEC I-25 Frontage Road and State Highway 66

**Lots:** From 1 acre up to 15 acres with interstate access. The frontage road will be routed through the project giving one of a kind visibility and access to the end users.

**Traffic Counts:** ± 60,479 vehicles per day

**Demographics:**

5 mile radius:	9,472 Population	\$86,464 HH Income
10 mile radius:	111,541 Population	\$68,976 HH Income
25 mile radius:	928,562 Population	\$68,987 HH Income
50 mile radius:	2,899,143 Population	\$68,867 HH Income

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**Prudential**  
**Rocky Mountain,**  
**REALTORS®**

**Lyons 66 Center**  
**Mead, Colorado**





# Lyons 66 Center





<b>Lot #:</b>	<b>Size:</b>	<b>Price/sf:</b>	<b>Lot Price:</b>
<b>Lot 1</b>	63,597 sf	<b>Sold</b>	
<b>Lot 2</b>	51,061 sf	\$10.00	\$510,610.00
<b>Lot 3</b>	41,151 sf	\$10.00	\$411,510.00
<b>Lot 4</b>	54,679 sf	\$10.00	\$546,790.00
<b>Lot 5</b>	49,473 sf	\$9.00	\$445,257.00
<b>Lot 6</b>	41,524 sf	\$8.00	\$332,192.00
<b>Lot 7</b>	53,745 sf	\$8.00	\$439,960.00
<b>Lot 8</b>	63,184 sf	\$10.00	\$631,840.00
<b>Lot 9</b>	68,554 sf	\$9.00	\$616,986.00
<b>Lot 10</b>	50,476 sf	\$8.00	\$403,808.00
<b>Lot 11</b>	<b>108,654 sf</b>	<b>\$8.00</b>	<b>\$870,832.00</b>
<b>Lot 12</b>	<b>153,296 sf</b>	<b>\$8.00</b>	<b>\$1,226,368.00</b>
<b>Lot 13</b>	78,450 sf	\$5.75	\$451,088.00
<b>Lot 14</b>	96,650 sf	\$5.75	\$555,738.00
<b>Lot 15</b>	81,027 sf	\$5.75	\$465,905.00