

# FOR SALE

## 3.12 Acre Commercial Land 4969 Weld County Rd 24 (Firestone Blvd)



**3.12 Acre commercial land near the intersection of I-25 and Colorado Hwy 119 (Del Camino interchange - primary access to Longmont). Property is located in close proximity to American Furniture, hotels, and restaurants (Wendy's, McDonalds, KFC, Burger King, Goodtimes, Popeye, Taco Bell and others). Close to all utilities at the NW corner of signalized intersection of Firestone Blvd and Birch Street.**

**Lot Size: 3.12 Acres**  
**Zoning: RC (Regional Commercial)**  
**Utilities: All utilities near the property**  
**Daily Traffic: 13,187**  
**Price: \$780,000 (5.74 sq ft)**

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