



800 SOUTH HOVER STREET
LONGMONT, COLORADO 80501
**COMMERCIAL | MULTI-FAMILY
DEVELOPMENT SITE**

**Dean
Callan**
& COMPANY, INC.

DEAN CALLAN & COMPANY, INC.

1510 28th Street, Suite 200
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800 SOUTH HOVER STREET 7.17 ACRES FOR SALE

Attractive development site in the prime southwest Longmont location. This 7.17-acre parcel is bookended by the Boulder County Fairgrounds to the north, big-box retailers and restaurants immediately to the west along Hover, and Village at the Peaks to the south which anchors the entire southwest region of Longmont. The site is regionally proximate to Boulder (less than 15 minutes), well-regarded locally at Nelson and Hover, and offers immediate connected access to Village at the Peaks. 800 South Hover is also a short bike ride to the newly-renovated St. Vrain Valley Greenway and bike path system, taking riders, kayakers, and tubers all over Longmont and as far east as Sandstone Ranch. The site is completely surrounded by amenities, shops, breweries, recreation, retail, etc. offering superb visibility and high traffic counts.

800 South Hover is located in the North Metro Enterprise Zone(EZ). EZ offers state income tax credits that incentivize businesses to locate and develop in -and non-profit organizations to assist with the needs of - these communities.

<https://longmont.org/site-selection-services/north-metro-enterprise-zone/>

SIZE: 7.17 ACRES (Approx. 312,424 SF)

LISTING PRICE: \$5,950,000

ZONING: MU-R (Mixed Use Regional Center)





TARGET



Hover Street

Boulder County Fairgrounds

Traffic Volume: 34,434/Day

Nelson Road



FANTASTIC CUTS

at home
The Home Décor Superstore



PLAY IT AGAIN SPORTS

KING
Soopers

HOBBY LOBBY

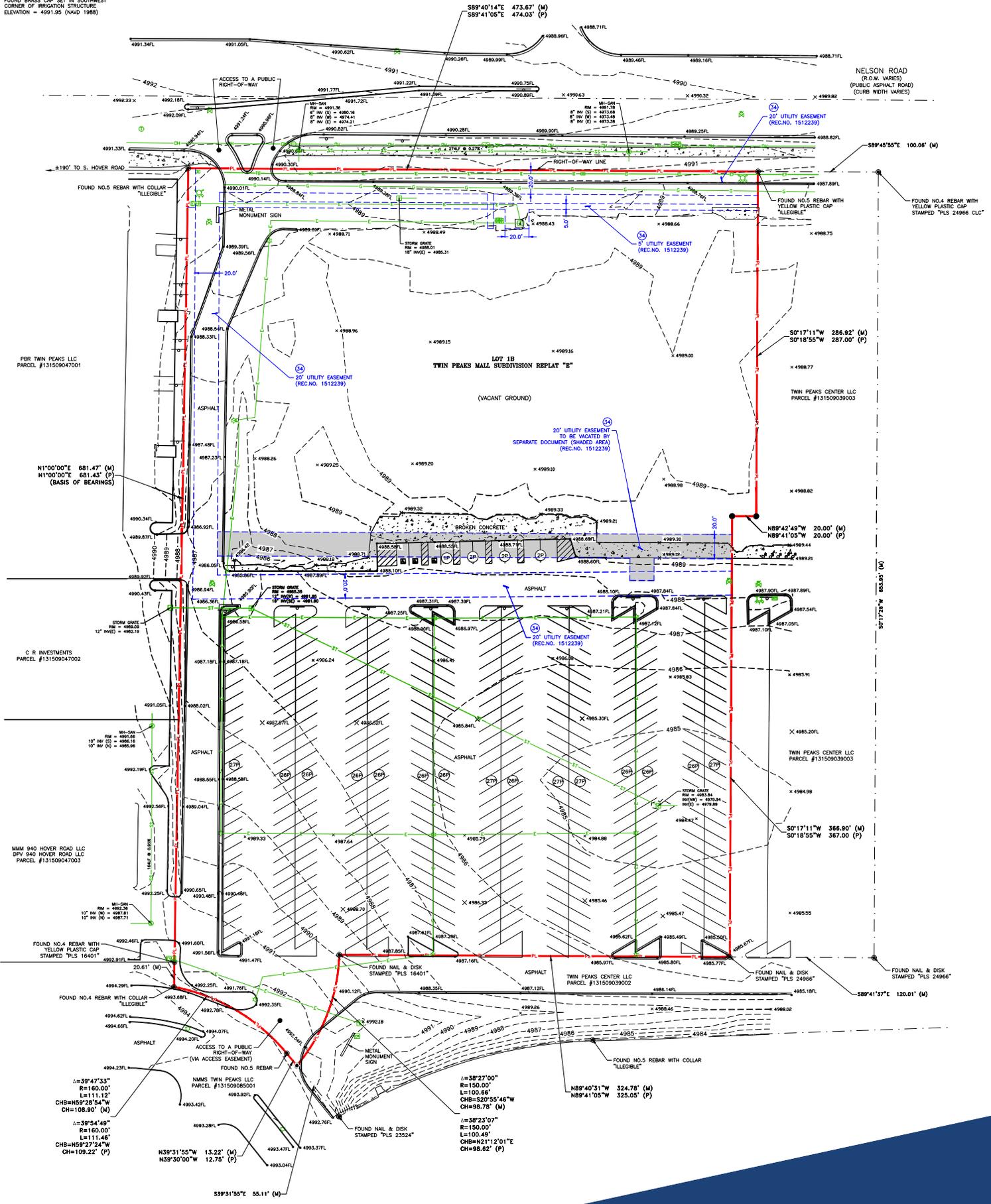
Firestone
since 1926 COMPLETE AUTO CARE



Hover Street

DETAILED SITE LAYOUT

BENCHMARK:
FOUND BRASS CAP SET IN SOUTHWEST
CORNER OF IRRIGATION STRUCTURE
ELEVATION = 4991.95 (NAVD 1988)



S89°40'14"E 473.67' (M)
S89°41'05"E 474.03' (P)

NELSON ROAD
(PUBLIC ASPHALT ROAD)
(CURB WIDTH VARIES)

TWIN PEAKS MALL SUBDIVISION REPLAT "B"
(VACANT GROUND)

N1°00'00"E 681.47' (M)
N1°00'00"E 681.43' (P)
(BASIS OF BEARINGS)

N89°42'48"W 20.00' (M)
N89°41'03"W 20.00' (P)

C R INVESTMENTS
PARCEL #131509047002

M.M. 940 HOVER ROAD LLC
DPV 940 HOVER ROAD LLC
PARCEL #131509047003

FOUND NO.4 REBAR WITH
YELLOW PLASTIC CAP
STAMPED "PLS 16401"

FOUND NO.4 REBAR WITH COLLAR
"ILLEGIBLE"

$\Delta = 39^{\circ}47'33"$
R=160.00'
L=111.12'
CHB=N59°28'54"W
CH=108.90' (M)

$\Delta = 39^{\circ}54'49"$
R=160.00'
L=111.48'
CHB=N59°27'24"W
CH=109.22' (P)

N39°31'55"W 13.22' (M)
N39°50'00"W 12.75' (P)

$\Delta = 38^{\circ}27'00"$
R=150.00'
L=100.86'
CHB=S20°55'46"W
CH=98.78' (M)

$\Delta = 38^{\circ}23'07"$
R=150.00'
L=100.49'
CHB=N21°12'01"E
CH=98.62' (P)

N89°40'31"W 324.78' (M)
N89°41'05"W 325.05' (P)

S89°41'37"E 120.01' (M)

S39°31'50"E 55.11' (M)



LONGMONT RATED #1

OF TOP BOOMTOWNS IN AMERICA

(by smartasset.com 2019)



Longmont is a community located 35 minutes north of Denver. It is a diverse, multicultural and welcoming city, one in which it's easy for people to make connections, do business, and to thrive as part of the community. As home to many customs and cultures, it's easy for residents and visitors to find fellowship with others of similar backgrounds and to explore and join in traditions that are new or foreign. The many nonprofit, civic and cultural organizations of Longmont welcome new people to become involved, and there is opportunity to find others with whom to share almost any interest. Not only do "you belong in Longmont" if you're looking for a welcoming hometown or business location, but "when you're in Longmont, you belong."

LONGMONT FAST FACTS

\$88,137*

Average Household Income

1.43%**

Annual Growth

99,381*

Population

34,434 Vehicles/Day

Traffic Count for intersection of S. Hover Street and Nelson Road



*Source: U.S. Census Bureau, 2020 American Community Survey, Population estimates, as of May 2020

**Source: City of Longmont

Longmont, Colorado, located within Boulder County, is a city with 22 square miles, more than 300 days of sunshine and a spectacular vista of the Rocky Mountains. Longmont sits at an elevation of 4,979 feet above sea level. With more than 1,500 acres of parks and open space, Longmont is perfect for outdoor enthusiasts. Longmont is also home to several high-tech companies and a vibrant restaurant scene. It is conveniently located 37 miles from Denver, 16 miles from Boulder and 30 miles from Rocky Mountain National Park.



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