



# BOULDER COUNTY RESIDENTIAL/MULTI- FAMILY DEVELOPMENT LAND FOR SALE

520 EAST SOUTH BOULDER ROAD  
LOUISVILLE, COLORADO 80027

Rare opportunity to purchase developable land in the City of Louisville, CO (Boulder County), close vicinity to both Louisville proper and City of Boulder. Public transportation and bike paths within a stone's throw, as well as all Louisville amenities, schools, recreation center and major thoroughfares for easy commute to Boulder, Denver, Broomfield, etc. Seller has the enclosed concept site plan for 6 townhomes (Buyer to verify). Seller also to provide enclosed Improvement Survey Plat and full O&E report. Seller will not agree to tie up land for permit and approval processes, Buyer must make offer based on ability to close quickly and the property has been priced accordingly.

## TERMS

Price: \$1,038,180 (\$39/SF)

Size: 0.61 Acre (26,620 SF)\*

Zoning: RM (The residential medium density RM district is comprised of areas which are primarily used for or permit multifamily development at duplex or townhouse densities.)\*

**DEAN CALLAN**  
& COMPANY INC

**CHRISTIAN SMITH**  
Senior Broker Associate  
720.530.0174  
christian@deancallan.com

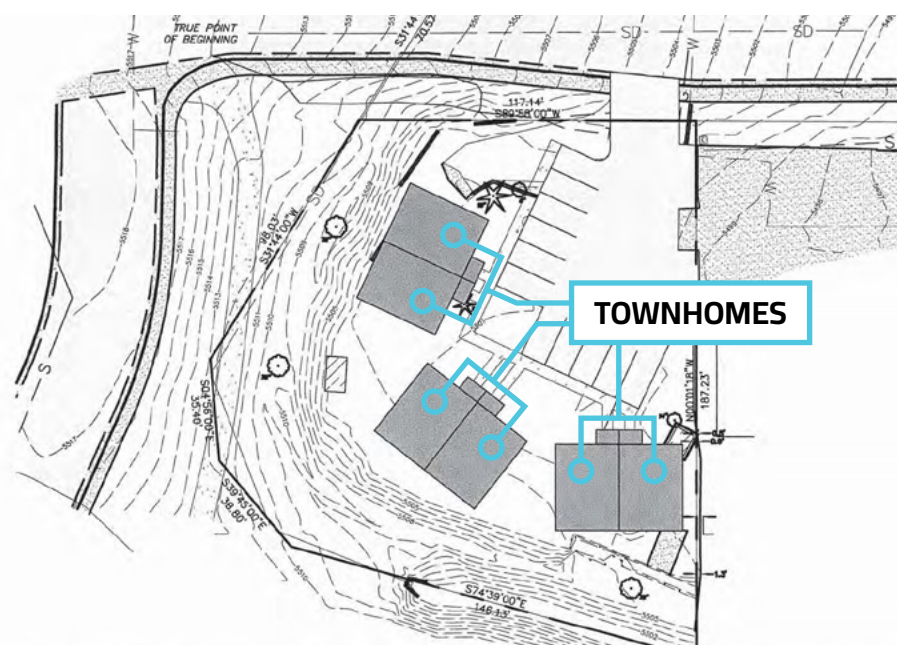
**DEAN CALLAN & COMPANY, INC.**  
1510 28th Street, Suite 200  
Boulder, Colorado 80303  
303.449.1420 | [www.deancallan.com](http://www.deancallan.com)

*\*Square footage and zoning info to be confirmed by Buyer.*





## POTENTIAL CONCEPT PLAN



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.



## LOUISVILLE OVERVIEW

Welcome to Louisville, a city nestled at the base of the majestic Rocky Mountains and consistently recognized as one of the “Best Places to Live” by *Money Magazine*. With its blend of progressive development and small-town charm, Louisville offers an exceptional quality of life for residents and businesses alike.

**TOP 10**  
BEST PLACE TO LIVE  
[*Money Magazine*]

Discover the city’s diverse business districts, including Historic Downtown Louisville, Downtown East Louisville (DeLo), McCaslin Corridor, and South Boulder Road. These vibrant areas showcase a mix of retail, dining, healthcare, and professional services. Centennial Valley is home to many corporate offices, while the Colorado Technology Center (CTC) attracts businesses seeking flex and industrial spaces.

Conveniently located along US 36, the Boulder-Denver Turnpike, Louisville enjoys easy access to downtown Denver - just 20 miles away, and the breathtaking Rocky Mountain National Park - located 50 miles to the northwest. Interstate 25 and US 287 are also within proximity, and rapid transit bus service connects Louisville to Boulder and Denver. The city benefits from its proximity to Denver International Airport (DEN), the fifth busiest airport in the United States.

Embrace the rich community amenities Louisville has to offer, including its historic downtown, 1,700 acres of open space, 32 miles of scenic trails, the Louisville Public Library, Recreation & Senior Center, Historical Museum, Center for the Arts, and Coal Creek Golf Course. The city takes pride in its state-of-the-art infrastructure, year-round programming, and support for its business partners.

With a highly-educated population, abundant recreational opportunities, authentic small-town ambiance, technological expertise, and a range of quality properties, it’s no wonder Louisville consistently ranks among the Best Places to Live. Experience the exceptional lifestyle that Louisville has to offer, with its dry, clear weather, low crime rates, excellent healthcare, and favorable tax environment.

### Quick Facts:

- Median Age: 42.8
- Population: 20,867 residents
- Number of Households: 8,582
- Median Household Income: \$109,797
- Located 20 miles northwest of Downtown Denver along the US 36 Boulder-Denver Turnpike

**Come be a part of Louisville’s thriving community and enjoy the best of Colorado living.**



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Call us for more information  
and to set up a tour.

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