

**10500 E I-25 FRONTAGE RD,
FIRESTONE, CO**

LAND FOR SALE

\$950,000

2.88 Acres

RC-Regional Commercial

FRONT ROW SEAT

Some sites have visibility. This one has an audience. Fronting one of Colorado's busiest interstate corridors, this Firestone parcel puts your business squarely in view of the thousands of drivers traveling I-25 every day. It's the kind of exposure QSRs, hotels, retailers, fuel and convenience operators pay a premium for. Excellent zoning ready for many uses and a collaborative seller. Don't sleep on digging into this one.

PROPERTY HIGHLIGHTS

- ~200 ft of I-25 frontage in the growing Weld County submarket
- Ideal for national tenants & interstate-visibility developers
- RC Zoning – retail, big-box, QSR, fuel, hospitality
- ~1 acre already out of floodplain (to be verified)
- Utilities near site; taps available for purchase



ANNIE LARNER

303 444 1344

Annie@MarketRealEstate.com

HEIDI SCHAMBER

303 444 4344

Heidi@MarketRealEstate.com

10500 E I-25 FRONTAGE RD, FIRESTONE, CO

← 7.6 MI | 15 MINS
TO LONGMONT

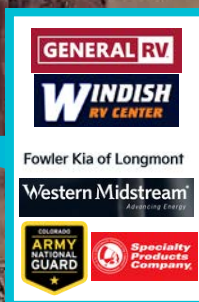
↑ 21.3 MI | 25 MINS
TO LOVELAND



HWY 119

FIRESTONE BLVD.

103K
VPD



↓ 32 MI | 35 MINS
DENVER

LEARN MORE ABOUT THIS PROPERTY
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