PADS FOR SALE, LEASE, or BTS

RESOLUTE
res·o·lute: firmly determined

Accountability · Integrity · Family · Teamwork · Fun

Northwest Corner of Coalton Road & West Flatiron Circle, Superior, CO

.88 ACRE PAD8

SITE DETAILS

PAD SIZES	.88 Acre Pad
PRICE	$1,250,000 Per Pad
ALLOWED USES	Office, Hotel, Retail, Industrial, R&D, Conference Center
UTILITIES	Water, Sewer, Phone, Cable
DEVELOPMENT	Site Plan & Plat
ZONING	Regional Activity Center
CITY & COUNTY	Superior / Boulder







DESCRIPTION

Rock Creek is a two minute walk to the Flatirons Crossing Mall and is in close proximity to numerous other area amenities. This development is centrally located with superior access to Downtown Denver and only 20 minutes to Boulder on US 36. Denver International Airport is a less than 30 minute drive via the Northwest Parkway. The site is elevated overlooking Autrey Reservoir with smashing views of the Flatirons to the west.

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PAD SITES

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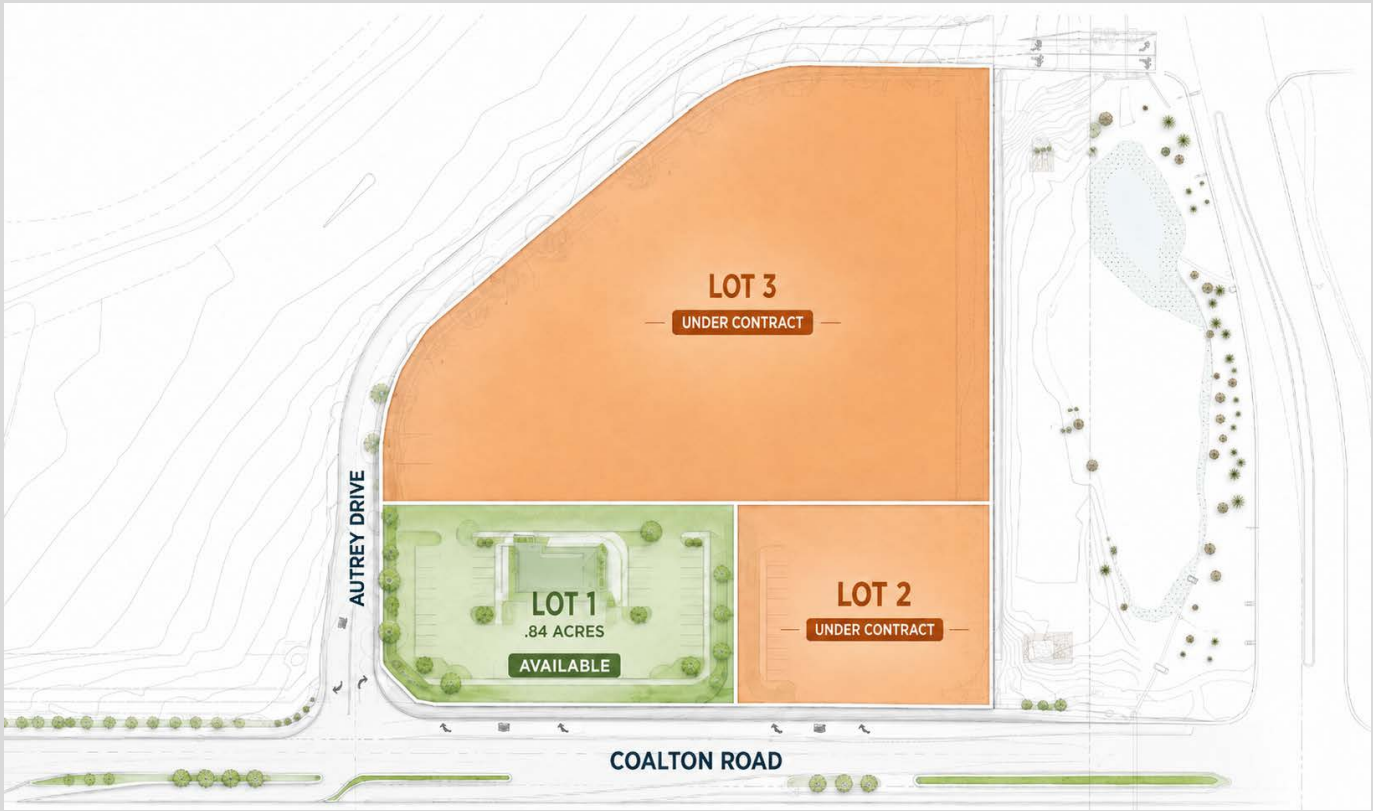
1.25-1.5 ACRE PAD SITES

SITE PLAN



ADDITIONAL DETAILS

- ~17,000 VPD on Coalton
- ~7,000 VPD on Flatiron Crossing
- High end townhome development adjacent
- Water detention taken care of off site
- Public improvements installed already

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AREA PLAN



ADDITIONAL DETAILS

This site is adjacent to The FlatIron Crossing redevelopment in Broomfield. It is transforming the area into a vibrant mixed-use hub. Key features include 345 luxury apartments, expanded retail and dining, and a 2.5-acre public event space for festivals and markets. With attractions like Pindustry and phased openings starting in 2026, the area promises increased foot traffic, property value, and development potential.

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