

# 3363 Lowell Lane

4.75 Acres | Weld County, CO | \$1,377,000



HAYDEN  OUTDOORS.

## Activities & Amenities

Equestrian/Horse Property  
Farm/Crops/Ag  
Golf Course  
House/Cabin  
Outbuilding/Barn/Shed/Shop

## Land Details

Address: 3363 Lowell Lane, Erie,  
Colorado 80516, USA  
Subdivision: Ranch Eggs  
Closest Town: Erie  
Total Acres: 4.75  
Deeded Acres: 4.75  
Zoning: SFR R-1  
Elevation: 5190  
Topography: flat  
Vegetation: pasture  
Pasture Acres: 3.5  
Estimated Taxes: \$5,762 - 2024  
Source of lot size: Assessor/Tax Data

## Building Details

Homes: 1  
Style of Home(s): contemporary  
Finished Sq. Ft.: 3168  
Unfinished Sq. Ft.: 100  
Bedrooms: 5  
Full Bathrooms: 3  
Half Bathrooms: 1  
Basement: Full finished  
Parking Types: Detached Garage, Driveway  
Total # of Spaces: 10  
Outbuildings: 3  
Types of Outbuildings: workshop/  
storage, 2 storage sheds  
Other Improvements: dog run, hot  
tub, large gravel driveway/parking  
Fence Type: post and wire  
Cooling Systems: Forced Air Cooling  
Heating Systems: Fireplace,  
Forced Air, Wood Stove



### **Property Summary**

This 4.75 acre property with 3168 sqft home w two garages (one of which is over-sized) and 1520 sqft tall workshop/ biz storage has a ton to offer. Workshop has separate elec meter and address. Bring your home business, animals, garden dreamer. Just 20 miles from Boulder and Denver, and 23 minutes from DIA, this roomy offering grants your wishes for space and close-in proximity to the real world.





## Land

Flat parcel of 4.75 acres fully fenced and ready for animals. Less than half the space is taken up by the home, extra garage, workshop/biz building and huge parking area. There is plenty room for a home based business, animals, garden and anything else as about 3.5 acres of the property is available for almost whatever you want. End of the road location off a very quiet street makes access very easy and safe. Refer to the Weld County Ag document that shows the many uses allowed for this property.

## Improvements

Home is a very nice 3168 sqft of finished space with detached 2 car garage and an additional larger garage with room for 3-4 more cars plus storage. The 1520 sqft tall workshop/storage/business bldg has concrete floor, metal shelving included. Take a look at the surrounding properties for more ideas.

## Recreation

Several nearby parks within walking distance give the family great recreational options. Public accessible Colorado National Golf Club, one of northern Colorado's best and home of the CU Buffs golf teams, is just a 5 minute drive away. Top Golf is right across I-25.

## General Operations

Once again, this is in the more lenient county of Weld, in fact it's right in the SW corner of the county. It is zoned AG which gives the most latitude on usage, much more so than the surrounding counties. Bring your home based or service type business, almost any type of animal or grow your own food. Refer to the attached Weld County AG usage document for information (eligible for Home Occupation Business).





## Location

Located just 5 minutes off the HWY 7 exit of I-25, this is a very quiet and convenient location. King Soopers is literally 2 minutes away and Costco and Home Depot 5-7 minutes. You'll also find many restaurants, shopping, healthcare, banking and other services all within 10 minutes. This enclave of large, bigger than estate type lots, is in an area that is ripe for buyout and redress, bringing values up, and this is one of the nicer properties in that area.

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## Hayden Outdoors

# Buyer Process

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

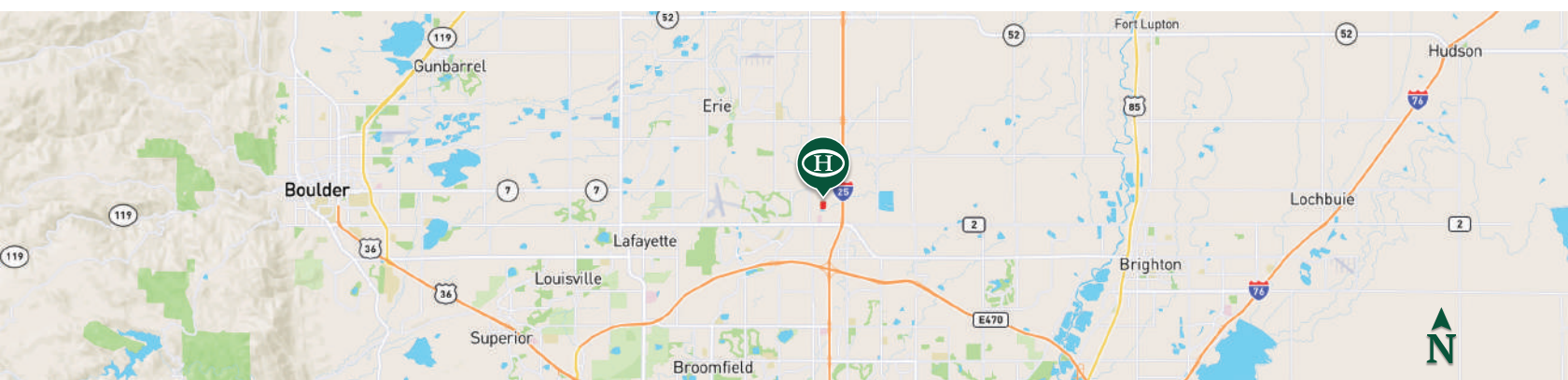
*- RICK STEINER, SELLER/BUYER*

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 Boundary



# HAYDEN OUTDOORS.

FARM, RANCH & RECREATIONAL REAL ESTATE





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