

# Land For Sale

## Highway 66 Mead

LISTED PRICE

# \$415,000.00



4 Acres



Nearby State Park and large lakes



Nearby Fine Dining, Shopping, Professional Services, and U.S. Post Office

## SPECIAL FEATURES

4 Acres

- All Improvements attached to the land
- Easy Access with dedicated inroads
- Adjudicated right of way ingress
- Can re-zone to dedicated use
- All utilities in place Electrical and sewer onsite at highway confluence
- GBT Water Tap and Sewer Paid
- Flexible use per site proposal
- Joint Venture Opportunity

\*Shown By Broker Appointment Only\*

**CALL US : (303) 832-4578**

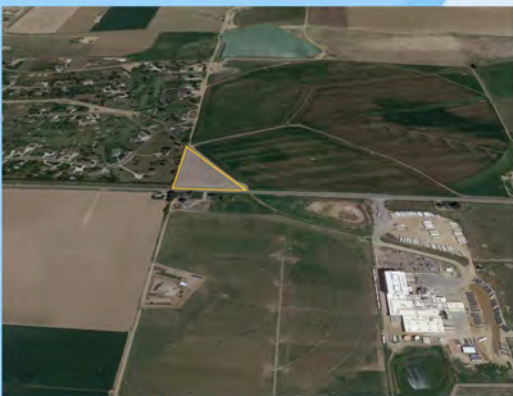
www.PERINGTON.com

Phil@Perington.com



# Land For Sale

## Highway 66 Mead



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[Phil@Perington.com](mailto:Phil@Perington.com)



# IMPROVEMENT LOCATION CERTIFICATE

A=105.32'  
 R=165.00'  
 D=36°34'18"  
 B=S 18°17'34" E  
 C=103.54'

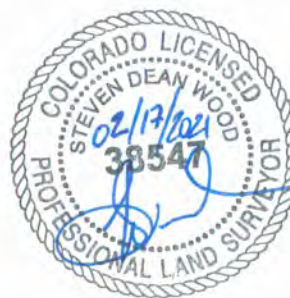
**LEGEND**

- = FOUND 3/4" REBAR AND ILLEGIBLE 2 1/2" ALUMINUM CAP SOUTH 1/4 SEC. 19 T3N R67W
- ▲ = FOUND 5/8" REBAR AND YELLOW PLASTIC CAP P.L.S. 23500
- ∅ = FOUND 5/8" REBAR
- = FOUND 5/8" REBAR AND ILLEGIBLE ORANGE PLASTIC CAP

**REC EXEMPT RE-3328 WAS RELIED UPON FOR EASEMENTS SHOWN ON THIS CERTIFICATE.**

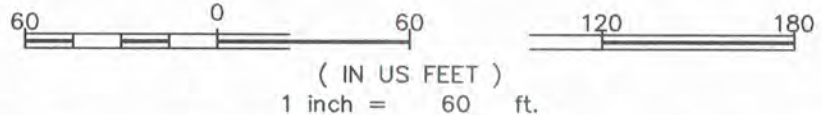
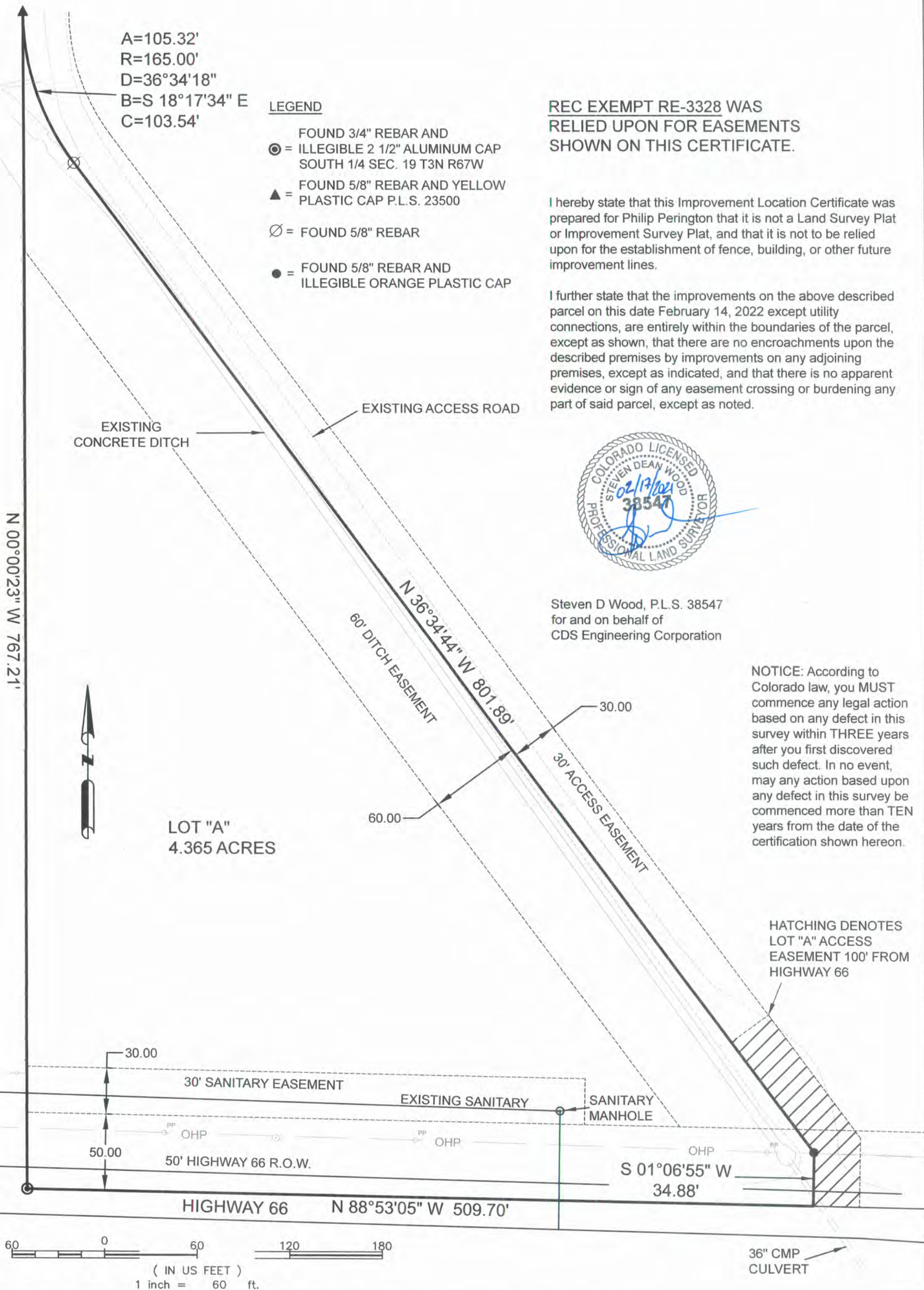
I hereby state that this Improvement Location Certificate was prepared for Philip Perington that it is not a Land Survey Plat or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines.

I further state that the improvements on the above described parcel on this date February 14, 2022 except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.



Steven D Wood, P.L.S. 38547  
 for and on behalf of  
 CDS Engineering Corporation

**NOTICE:** According to Colorado law, you MUST commence any legal action based on any defect in this survey within THREE years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than TEN years from the date of the certification shown hereon.



1 Of 1 Sheets	C-1 Sheet	<b>PHILIP PERINGTON PT SW4SE4 19-3-67 LOT A REC EXEMPT RE-3328</b>		PROJECT: 22-1369	DATE: 02/17/2022	 165 2nd St. S.W., Loveland, Colorado 80537 Tele: (970) 667-8010 <small>"Consulting Engineers and Professional Construction Managers"</small> CIVIL / STRUCTURAL ENGINEERING, GEOTECHNICAL AND FOUNDATION ENGINEERS, DAMS AND RESERVOIRS, LAND AND MUNICIPAL PLANNING, LAND AND CONSTRUCTION SURVEYS SOILS / CONCRETE / ASPHALT TESTING AND FIELD INSPECTION	No.	Revisions	Date:
				DESIGNED BY: SDW	REVIEWED BY: SDW				
				DRAWN BY: SAW	SCALE: 1"=60'				

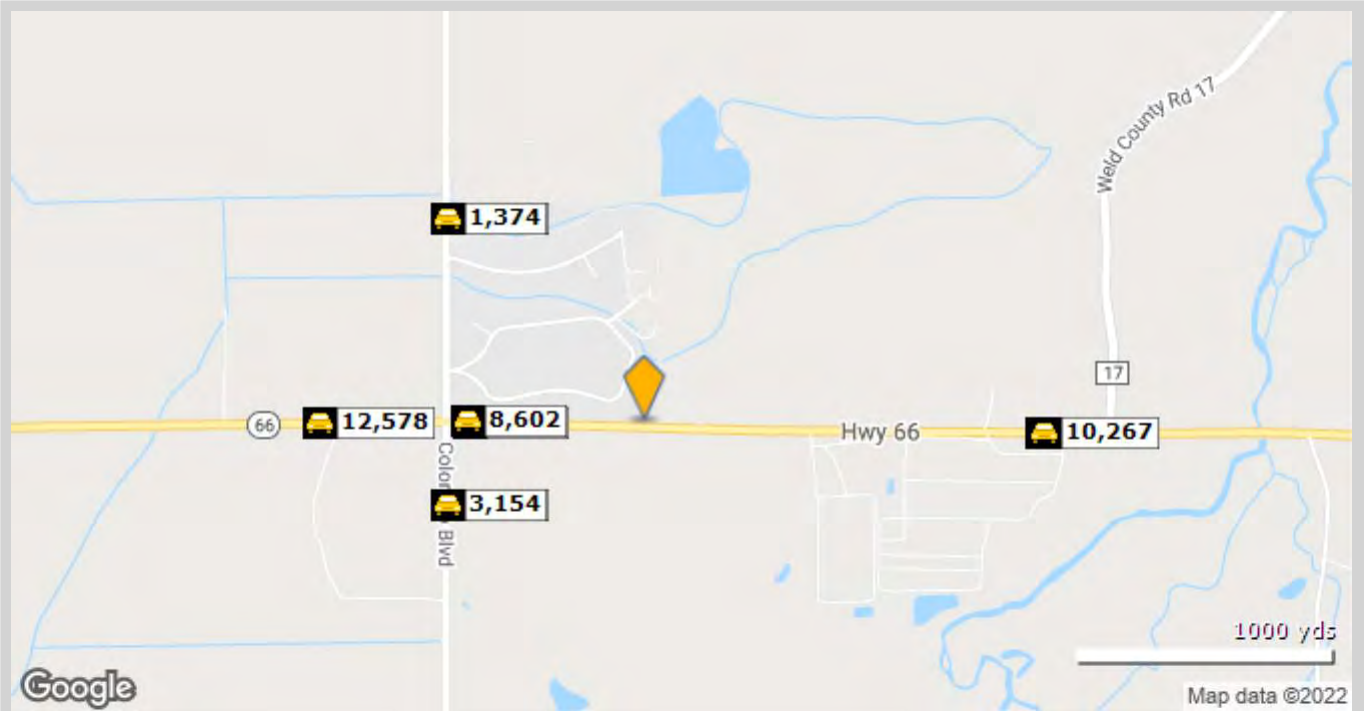


# Traffic Count Report

## Mead Acreage

6399 Highway 66, Mead, CO 80651

Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -  
 Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	State Hwy 66	Co Rd 11	1.04 W	2020	7,686	MPSI	.39
2	State Hwy 66	Co Rd 13	0.05 W	2015	8,342	MPSI	.39
3	State Hwy 66	Co Rd 11	1.04 W	2018	8,602	MPSI	.39
4	Not Available	Not Available	0.00 No	2020	3,392	MPSI	.47
5	Co Rd 13	State Hwy 66	0.19 N	2014	3,154	MPSI	.48
6	N Svc Rd	Not Available	0.00 No	2020	2,268	MPSI	.64
7	Co Rd 13	North Svc Rd	0.20 N	2014	1,374	MPSI	.64
8	State Hwy 66	Co Rd 11	0.71 W	2020	12,578	MPSI	.73
9	State Hwy 66	J-Bar-B Rd	0.11 W	2018	11,101	MPSI	.91
10	State Hwy 66	J-Bar-B Rd	0.11 W	2020	10,267	MPSI	.91