

7308 Miller Dr
Frederick, CO

FOR SALE



Manuel Martin
970-698-0188
manuel@stepcre.com

James Bealer
936-444-5277
james@stepcre.com





Property Notes:

The ±6-acre parcel of raw land is located within the Frederick West Business Center and offers a prime blank canvas for future development. The site is well-positioned with gas, electric, and water utilities located beneath Miller Drive, providing convenient access and helping to streamline the development process. With excellent connectivity to both Interstate 25 and Highway 52, the property benefits from strong regional access and visibility, making it well-suited for a variety of commercial or industrial uses.

Asking Price: \$1,800,000
Lot Size: +/- 8.848 Acres
Zoning: Industrial district (i)



Location Description

Frederick is a rapidly growing community located in northern Colorado, strategically positioned between the Denver Metro area and the Northern Colorado Front Range. The town offers direct access to major transportation corridors, including Interstate 25 and Highway 52, providing efficient connectivity to Denver, Boulder, Longmont, Loveland, and Greeley.

Frederick has experienced strong residential and commercial growth driven by its central location, business-friendly environment, and proximity to a skilled regional workforce. The town supports a diverse mix of industrial, flex, commercial, and service-oriented uses, making it an attractive destination for businesses seeking accessibility, growth potential, and a lower-cost alternative to core metro markets.

Highlights

- Zoning: Industrial district (i) - Ideal for a variety of uses including industrial, flex, warehouse, or service-oriented development
- Development Opportunity
- Gas, electric, and water lines beneath Miller Dr
- Excellent regional access with close proximity to Interstate 25 and Highway 52



**+/- 6.848 Acres
(282,433 SQ.FT)**

***Artistic Rendering**



FREDERICK WEST BUSINESS CENTER REPLAT "K"

A Replat of Lot 1, Block 9 of the Frederick West Business Center Replat "F",
 Situate in the North Half of Section 26, Township 2 North, Range 68 West of the 6th P.M.,
 Town of Frederick, County of Weld, State of Colorado
 2 Lots/15.184 Acres

4897805 Page: 1 of 1
 2024/04/23 09:23 AM 172.82° 172.82° 172.82°
 DATE: 4/23/2024
 FILE NAME: 20240028SJB
 SCALE: 1"=60'
 DRAWN BY: CSK
 CHECKED BY: RM

CERTIFICATE OF DEDICATION AND OWNERSHIP

The undersigned certify to and for the benefit of the Town of Frederick, that as of the date set forth below and the date of recording of this document, the undersigned constitute all of the owners of the property that is the subject of this plat, that the undersigned have good right and full power to convey, encumber, and subdivide same, and that the property is free and clear of all liens, encumbrances, easements, and rights-of-way except the easements and rights-of-way depicted on this plat, and the area held by other agencies for this document. In the event of a defect in title that discloses the warrantable in this certificate, the undersigned, jointly and severally, agree to remedy such defect upon demand by the Town of Frederick, which remedy shall not be deemed to constitute an admission of liability.

The undersigned have by these presents laid out, plotted, and subdivided the following described land into lots as shown on this plat, under the name and style of FREDERICK WEST BUSINESS CENTER REPLAT "K", and do hereby dedicate, grant, and convey to the Town of Frederick those public easements as shown on this plat and further restrict the use of all public easements to the Town of Frederick and/or its assignee; provided however, that the state right and authority to release or quitclaim all or any such easement shall remain exclusively vested in the Town of Frederick.

Lot 1, Block 9 of the Frederick West Business Center Replat "F" recorded December 3, 2002 as Reception Number 3001099, located in the North Half (N1/2) of Section Twenty-six (26), Township Two North (T2N), Range Sixty-eight West (R68W) of the Sixth Principal Meridian (6th P.M.), Town of Frederick, County of Weld, State of Colorado.

Said Parcel contains 15.184 acres, more or less.

Executed this 24 day of April, A.D., 2024

OWNER: Miller Drive Holdings, Inc.

By Mark Hays As: Owner

NOTARIAL CERTIFICATE

STATE OF Colorado

COUNTY OF Weld

The foregoing certification of dedication and ownership was acknowledged before me

this 24 day of April, A.D., 2024

by Mark Hays as owner

Witness my hand and official seal.

My commission expires 05-31-2026

AMANDA BETH BALLEY
 Notary Public
 My Commission Expires 05-31-2026

STAFF CERTIFICATE OF APPROVAL

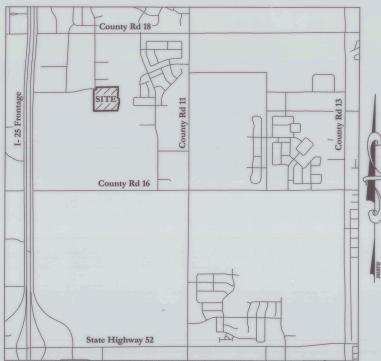
This Subdivision Amendment Plat of the FREDERICK WEST BUSINESS CENTER REPLAT "K" is approved and accepted by the Town of Frederick Planning Department on this 25 day of April, A.D., 2024 in accordance with Section 4.11.2 of the Land Use Code for Subdivision Amendments.

Kevin Dunderman
 Planning Manager

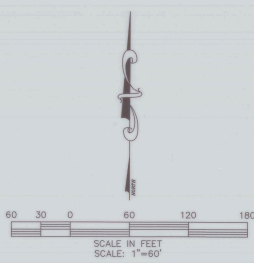
OWNER/SUBDIVIDER: MILLER DRIVE HOLDINGS, INC.
 7300 MILLER DRIVE
 LONGMONT, CO 80504
 PHONE: (970) 926-0559

MINERAL INTEREST OWNER: ORESTONE PEAK RESOURCES HOLDINGS LLC
 C/O OVIAS RESOURCES, INC.
 555 17TH STREET
 DENVER, CO 80202

SURVEYOR: KING SURVEYORS, INC.
 650 E. GARDEN DRIVE
 WINDSOR, CO 80550
 PHONE: (970) 686-5011



VICINITY MAP
 SCALE: 1"=2000'



LEGEND

- EASEMENT LINE
- - - CENTERLINE
- - - SECTION LINE
- - - RIGHT OF WAY LINE
- - - BOUNDARY LINE
- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- ◆ FOUND #5 REBAR WITH YELLOW PLASTIC CAP LS 23500
- FOUND #4 REBAR WITH YELLOW PLASTIC CAP LS 32444
- SET 24" OF #4 REBAR WITH A YELLOW PLASTIC CAP STAMPED K.S. LS 30110
- CALCULATED POSITION

LINE TABLE

LINE	BEARING	LENGTH
L1	N89°37'47"E	60.01'
L2	N00°03'17"W	80.01'
L3	S57°38'24"E	66.82'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	53.16'	34.00'	89°34'57"	47.91'	N44°17'16"E

SURVEYING CERTIFICATE

I, Roy Messner, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that the Subdivision Amendment Plat shown hereon is a correct delineation of the above described parcel of land.

I further certify that this Subdivision Amendment Plat and legal description were prepared under my personal supervision and in accord with applicable State of Colorado requirements on this 23rd day of April A.D., 2024.

Roy Messner
 4/23/2024
 Professional Land Surveyor #30510

Roy Messner - On Behalf Of King Surveyors
 Colorado Registered Professional
 Land Surveyor #30510

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the South line of the Northwest Quarter of Section 26, T.2N., R.68W., as bearing South 89°05'15" West, as monumented as shown on this plat, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2645.43 feet with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Feet."

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover 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. (13-80-105 C.R.S. 2012)

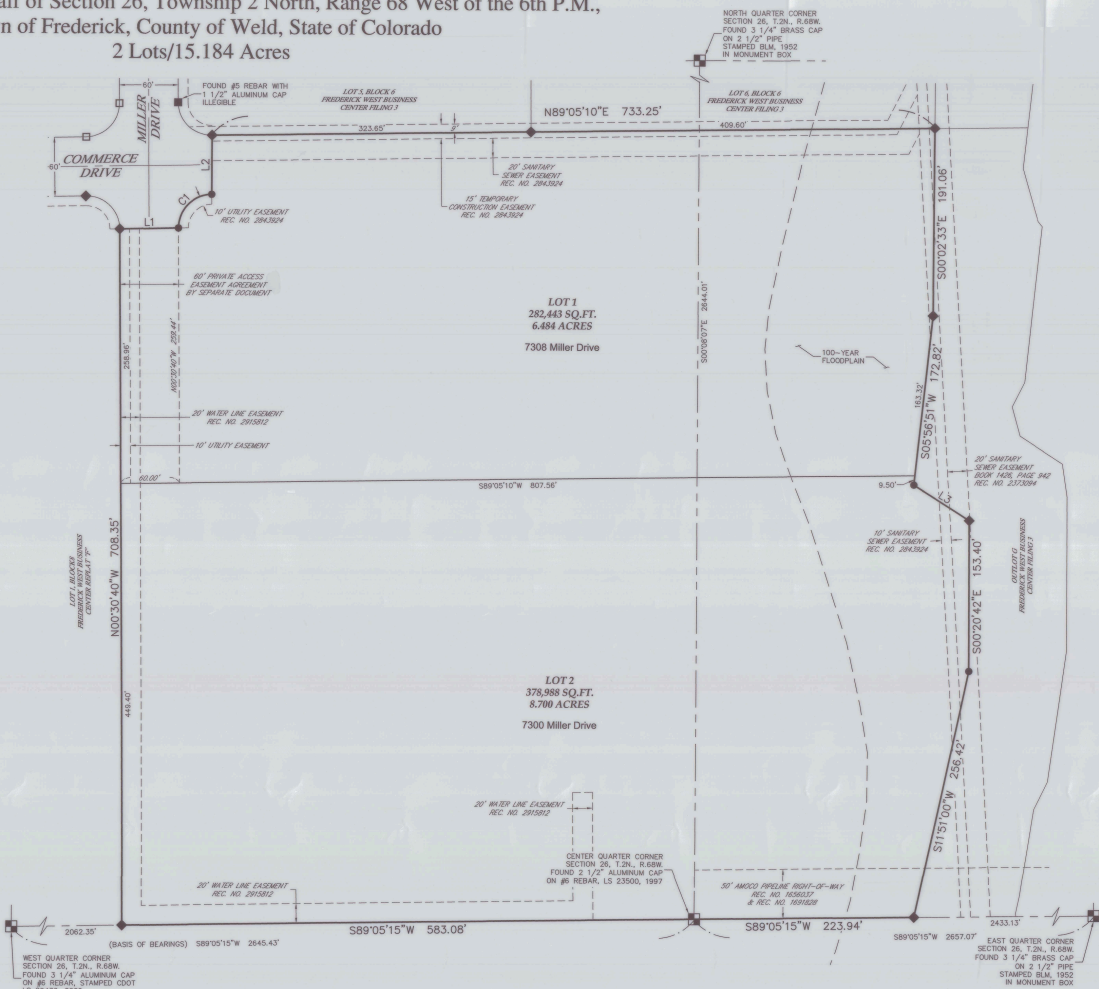
TITLE COMMITMENT NOTE

This survey does not constitute a title search by King Surveyors to determine ownership or assessment of record. For all information regarding easements, rights-of-way and title of records, King Surveyors relied upon Title Commitment Number FCC2520711, dated January 28, 2024 at 5:00 P.M. as prepared by Land Title Guarantee Company to delineate the aforesaid information.

FLOOD HAZARD NOTE

The subject property is in flood zones per FEMA flood map 08123C2006E revised January 20, 2016. Floodplain lines indicated herein are approximate only.

- Flood zone "X", "areas determined to be outside the 0.25 annual chance of floodplain"
- Flood zone "A", "areas of 1% chance flood (100-year flood), no base flood elevations determined."



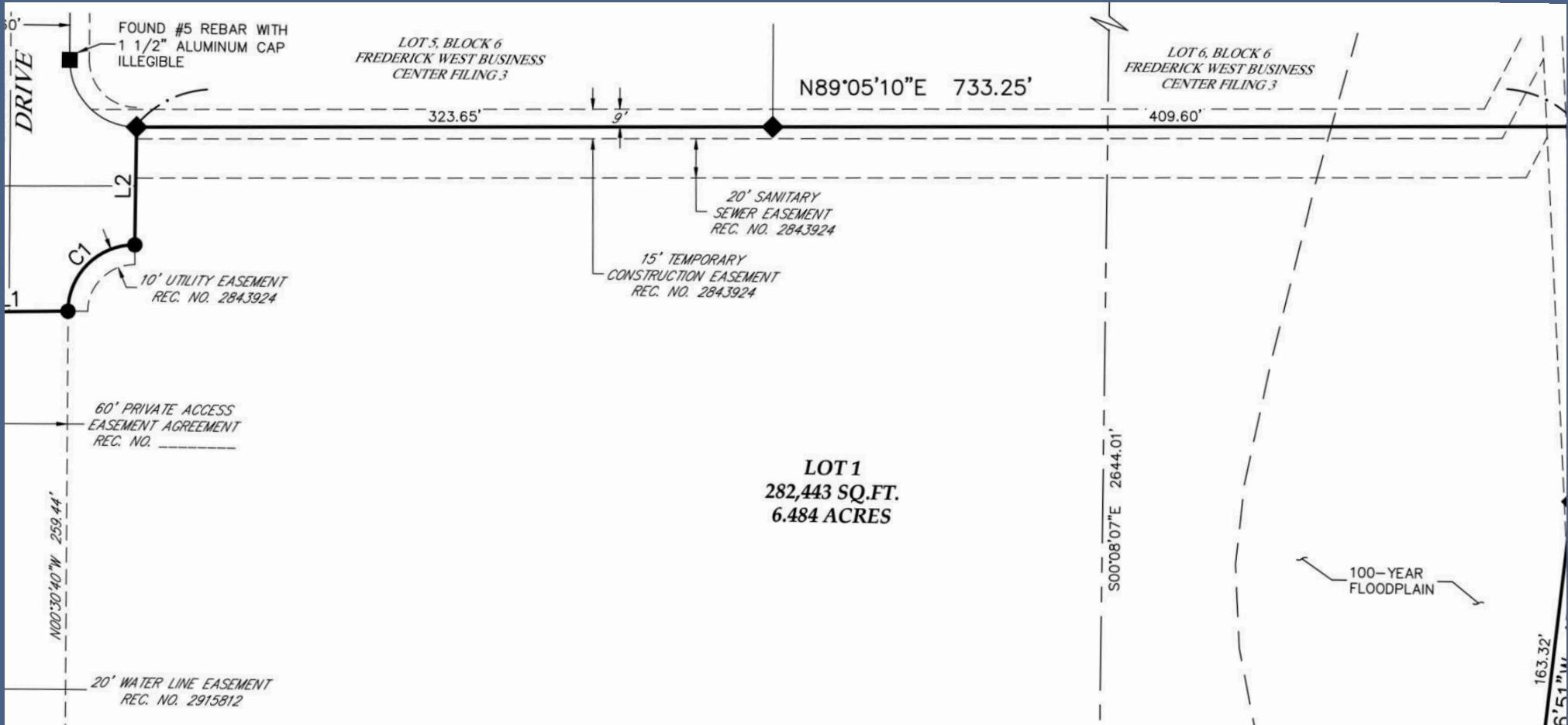
DATE: 4/23/2024
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KING SURVEYORS
 650 E. Garden Drive | Windsor, Colorado 80550
 phone: (970) 686-5011 | email: contact@KingSurveyors.com

DATE: _____
 REVISIONS: _____
 PROJECT #: 20240028
 SHEET 1 OF 1

FREDERICK WEST BUSINESS CENTER
 FOR
 REPLAT "K"
 MILLER DRIVE HOLDINGS, INC.
 1007 FORDHAM STREET, LONGMONT, CO 80503

Zoom into 7308 Miller Plat





Take the Next Step

Contact US



Manuel Martin

970-698-0188

manuel@stepcre.com



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james@stepcre.com