

\$3,850,000 - 448 Biscuit St, Erie

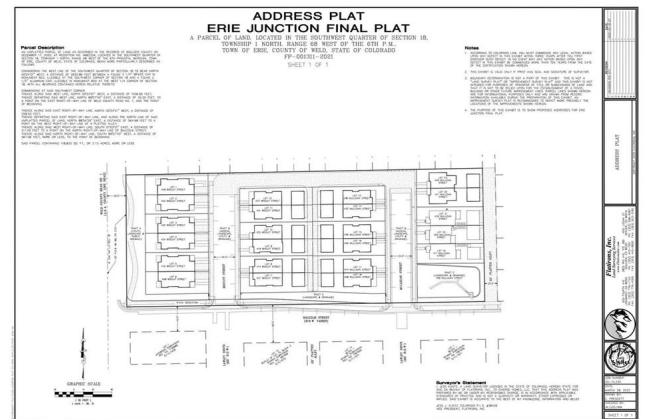
MLS® #6377535

\$3,850,000

Bedroom, Bathroom,
Land on 2.73 Acres

Erie Junction, Erie, CO

Diverge Homes proudly presents Erie Junction, a rare and unparalleled development opportunity located in the heart of Erie's historic Old Town District. Through its innovative urban planning and thoughtful design, Diverge Homes has created tremendous value for builders and future residents alike, setting this community apart as a flagship neighborhood in one of Colorado's most sought-after areas. Situated within blocks of notable restaurants, breweries, boutique shops, art galleries, and vibrant community events, Erie Junction offers builders the chance to deliver homes tailored to meet the needs of today's buyers seeking a walkable, amenity-rich lifestyle. The turnkey development is fully completed, including streets, lots, utilities, and town acceptance, ensuring homebuilders can seamlessly transition into construction with entitlement for 23 high-margin homes including 20 paired homes and one triplex. The growing demand for homes in Erie, combined with its accolades as one of Colorado's most desirable places to live, ensures a strong market for this neighborhood with pricing projected between \$825,000 to \$850,000 per home. Thanks to the strategic planning and value-driven design by Diverge Homes, the builder buyer becomes the ultimate beneficiary, positioned to sell these homes at a premium over other developments in the area. The sale includes seven thoughtful floorplans delivering a flawless convergence of function and luxury



ranging from 2900-3350 square feet featuring attached or detached two car garages, finished basements, and large front yards to craft a deliberate hometown feel while having a refreshingly modern style. The sale also includes complete entitlement assets and as-builts, HOA and legal documentation, professionally designed branding and website, and an established buyer interest list. This neighborhood offers exceptional connectivity via commuter roads and trail systems allowing residents to embrace car-free transportation options.

Essential Information

MLS® #	6377535
Price	\$3,850,000
Acres	2.73
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	448 Biscuit St
Area	Erie
Subdivision	Erie Junction
City	Erie
County	Weld
State	CO
Zip Code	80516

Amenities

Utilities	Natural Gas Available, Electricity Available
Garages	None

School Information

District	St. Vrain Valley RE-1J
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Additional Information

Days on Market	245
Zoning	OTR

Listing Details

Listing Office	Compass Colorado, LLC - Boulder
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