



Mixed-Use Development Highest and Best Uses Market Demand Study

Dacono, Colorado

The City of Dacono engaged Hunden Strategic Partners to conduct a highest and best uses market analysis study for a proposed development in Dacono, Colorado. The vision for the project involved creating a new destination center for both current and future residents, creating synergy with the surrounding area. Dacono is located approximately 20 miles east of Boulder and 30 miles north of Denver. The Project aims to help Dacono retain fiscal and economic impact that it may be currently losing to more developed markets.

Hunden's comprehensive analysis of the proposed privately-owned 450-acre development site along Interstate 25, in addition to Project concept plans, included evaluating the existing market conditions in Dacono, how the Project would interact and fit into the competitive environment, and analysis of the market opportunity for residential, retail, restaurant, office, hotel, and other uses.

Two complete analyses were conducted: market demand analysis and financial projections & economic impact analysis. Recommendations for the Project covered number of single-family attached and detached units, number of multifamily units, and number of each variety of commercial development by square foot. Hunden recommended activated green space, trails, and a designated public recreational or entertainment facility as a major part of the development's design.

Client: City of Dacono

Time Period: 2022