

**PRIME LOCATION  
RESIDENTIAL  
LAND**

**RESIDENTIAL  
ZONED LAND  
FOR SALE  
\$6.50/SF  
\$5,600,000**

This residential land is located in west Greeley, Colorado just north of 10th St (State Highway 34 Business) through west Greeley's business corridor, leading to the downtown business district on the east.

This property is one the few remaining prime residential land parcels along west 10th St corridor. It is suitable for a variety of potential uses including: Single family and multi-family, townhomes, mixed use, child care or day care, offices, personal service shops, churches, long-term care and assisted living, rehabilitation centers, schools and universities and many other uses.

**HIGHLIGHTS**

- Prime high traffic intersection
- Located on the west side of Greeley, CO
- Near State Highway 34 (10th St in Greeley)
- Several housing developments planned just west of this property.
- Some of the Greeley area largest employers include: JBS Swift, Northern Colorado Medical Center, Vestas, State Farm, Halliburton Energy, Select Energy, TeleTech, Noble Energy and Anadarko Petroleum

**CALL NOW  
970-506-2941**

**PROPERTY HIGHLIGHTS**

- |              |                             |
|--------------|-----------------------------|
| • Acres:     | +20                         |
| • Zoning:    | Residential<br>High Density |
| • Lot:       | Sloping Terrain             |
| • Market:    | Northern Colorado           |
| • Submarket: | Greeley                     |
| • Taxes:     | \$13 (2016)                 |
| • Shape:     | Rectangular                 |



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## AREA HIGHLIGHTS

Greeley- the largest city in Weld County and the 12th largest city in Colorado

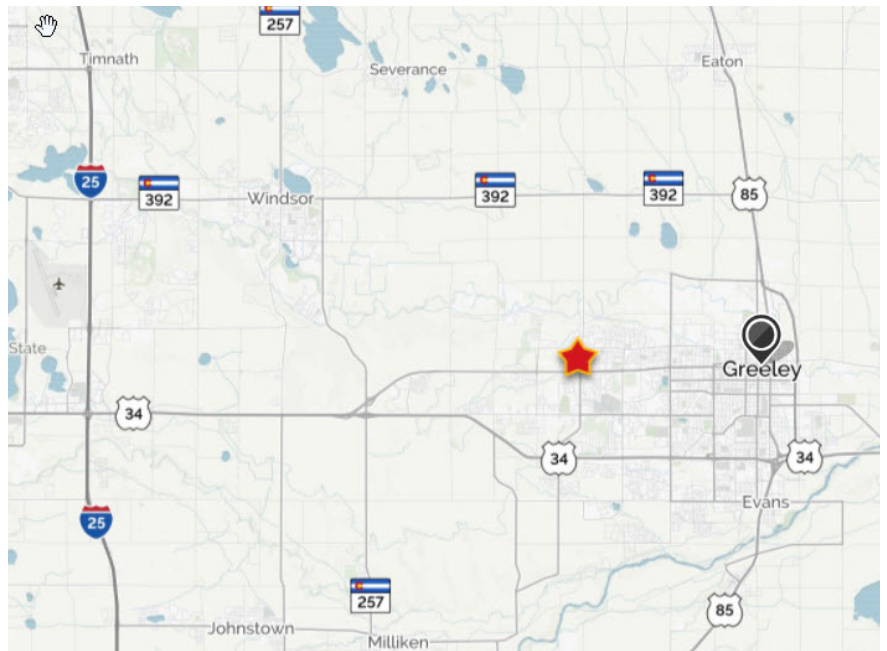
Greeley Ranked #9 on the 2014 Milken Institute Best-Performing Cities Index

Forbes named Greeley #2 for Best Small & Medium size City for jobs in 2015

Located in the heart of the DJ-Niobrara Formation (northern Colorado) one of the largest in the county.

Northern Colorado and Weld County is the fifth most drilled county in the US attracting businesses to northern Colorado.

2015 Greeley MSA ranks fourth in the nation for economic and job growth



## Demographic Profile

|  | Zip 80634    | Weld County   | Northern Colorado |
|--|--------------|---------------|-------------------|
| Population   | 60,791 (Est) | 285,500 (Est) | 599,942           |
| Households   | 36,980       | 100,640       | 239,103           |
| Average HH Income  | \$81,207     | \$70,524      | \$78,564          |
| Median Age   | 37.2         | 34.1          | 36.9              |
| Unemployment   | 2.2          | 2.3           | 3.0               |
| Traffic: 1 Mile East, 10th St and 47 <sup>th</sup> Ave, 29,000 AADT (2016) |              |               |                   |
| Traffic: 1 Mile West, 10th St and 71 <sup>st</sup> Ave, 23,000 AADT (2016) |              |               |                   |

Note: Sources: Xceligent, NCEA, CDOT & Natl Bureau of Labor Statistics