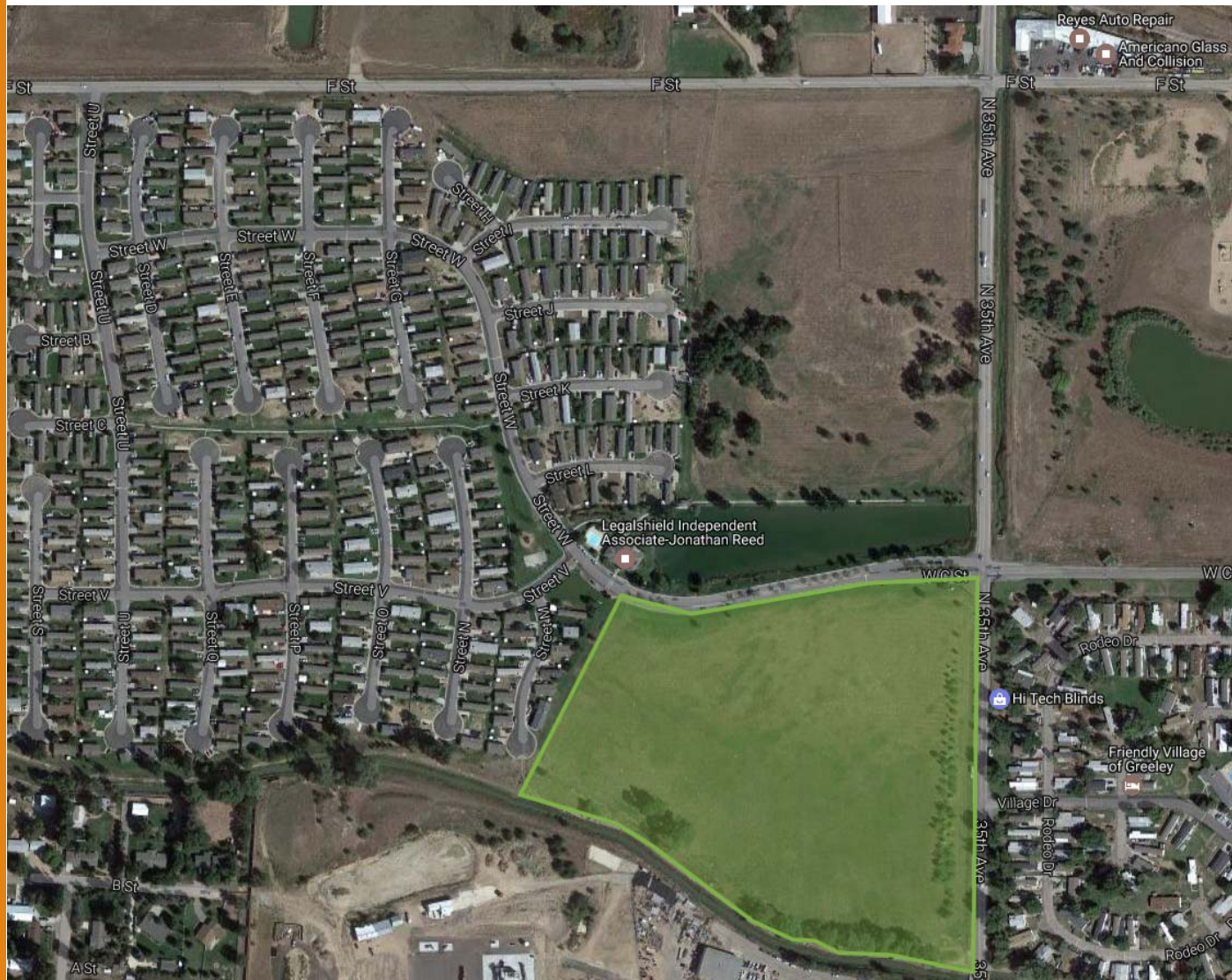


For Sale \$995,000

Lot 4 Block 1, Stoney Brook
Sub Filing #1
C Street / 35th Ave
Greeley, CO 80631

- 20.66 Acres approved PUD for Residential use.
 - 10-20 Units / Acre
 - 7 Shares of Greeley Irrigation Company provides 53.9 Acre feet of the roughly 60 acre feet of raw water dedication.
- Conveniently located on north side of Greeley along a major artery (35th Avenue). Two miles east of 59th Avenue.
- One mile from US 34 Business (West 10th Street).
- Over 80,000 people are estimated to live less than 3 miles from this site a 27% increase from 2010.
- Adjacent to commercial and self-storage zoned land.



a. bruce

JOHNSON & ASSOCIATES
LAND RESOURCE SPECIALISTS

For more information contact:

Rob Johnson

970-581-2994

rob@abrucejohnson.com

Other Stoney Brook properties for Sale:

9.51 Acres PUD Self Storage - \$185,000

13.25 Acres PUD Commercial – \$255,000

20.66 Acres PUD Residential – \$995,000

- 10-20 Units / Acre
- 7 Shares Greeley Irrigation Company
- Water can be used for City of Greeley Water dedication

Weld County and Greeley Facts

Weld County grew by 16.7% since 2010 Census, versus 10.2% for Colorado.

Greeley, Weld County, and Colorado have a pro-growth and pro-business attitude.

Diverse economic base including agriculture, oil and natural gas, renewable energy, manufacturing, and services.

Labor force for a growing business or industry including a well educated sector of the population due to many nearby educational institutions in the region.

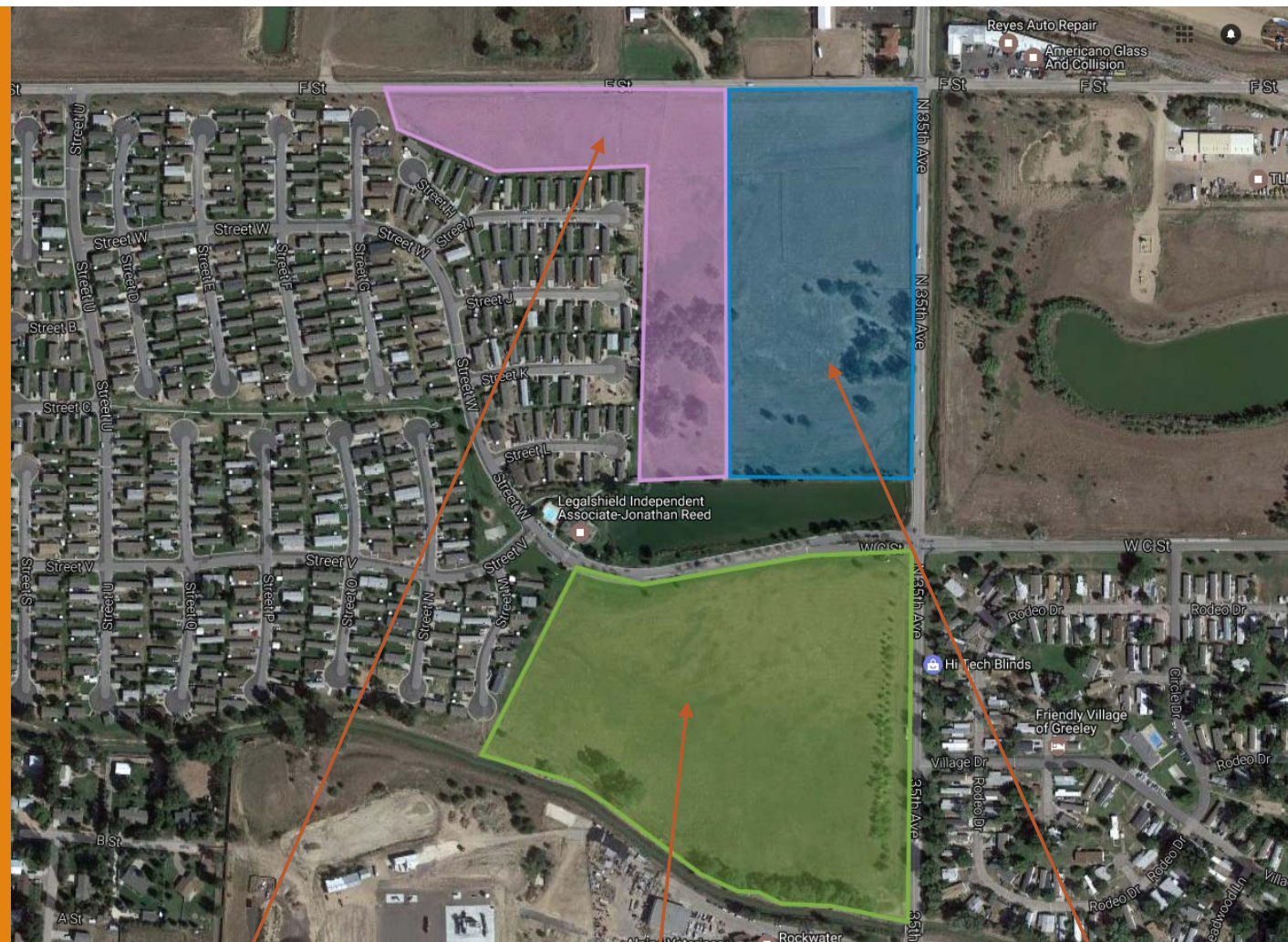
2016 Projected Demographics < 5 Miles

Population 130,406 (31.8% Growth from 2010)

Over 90,000 over the age of 20

Average Household Income \$45,412

>\$2.3 Billion in Total Household Income



9.51 acres Self Storage

13.25 acres Commercial

20.66 acres Residential

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