

BALLPARK AT STERLING LAND

12915 County Road 37, Sterling, CO 80751

FOR SALE IN BULK



Jack Lazzeri | Senior Associate | +1 303 981 6521 | jack.lazzeri@cushwake.com

Patrick McGlinchey | Managing Director | +1 210 303 3149 | patrick.mcglinchey@cushwake.com

Justin Gregory | Managing Director | +1 303 803 7170 | justin.gregory@cushwake.com





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PROPOSED LOT BREAK DOWN

AVAILABLE

4.48 Acres
(Site Being Sold in Bulk)

PRICING

\$2,000,000

CITY/COUNTY

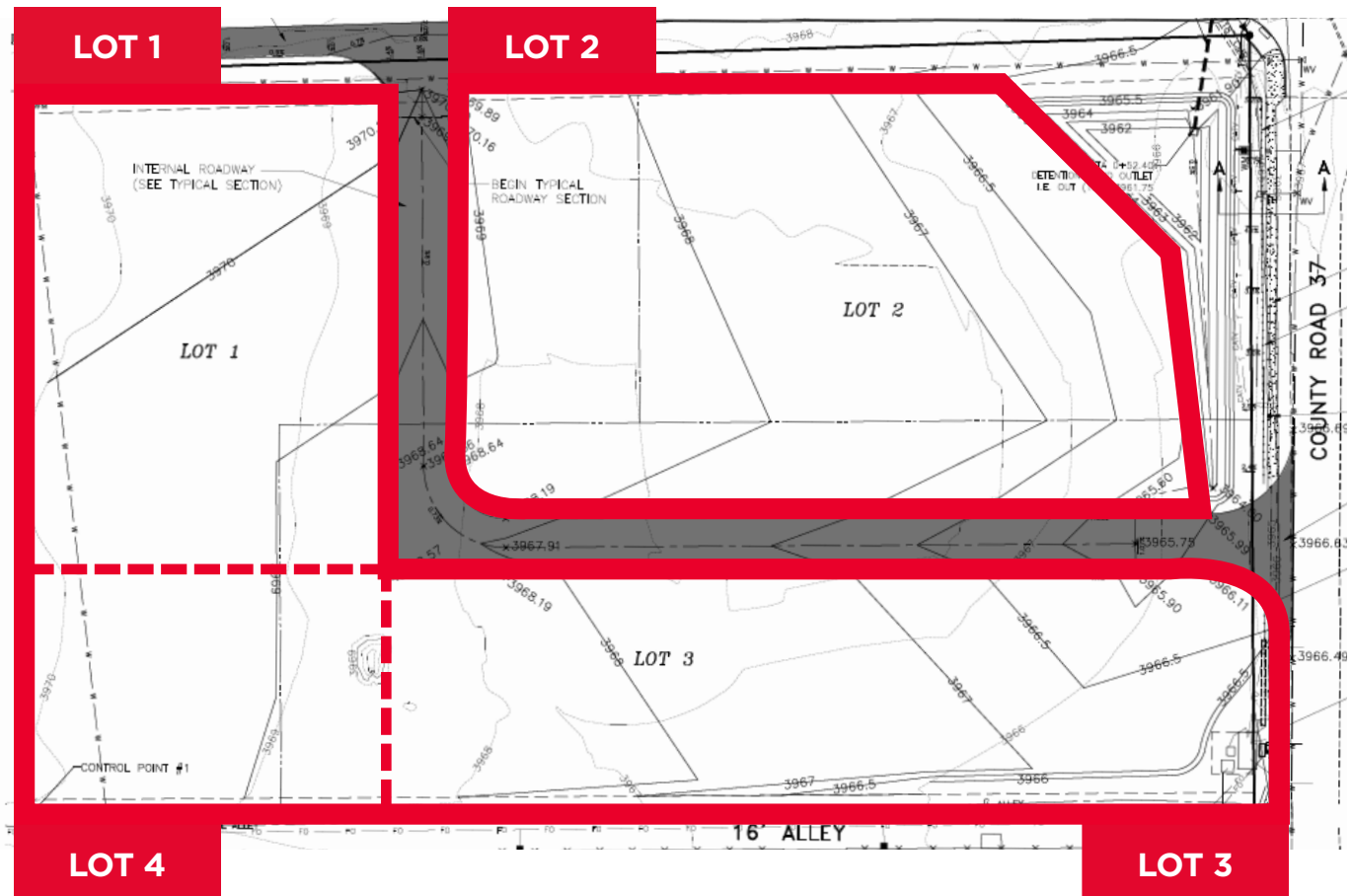
Sterling/Logan

ZONING

CC ([Click for more Info](#))

PROPOSED LOTS

- **LOT 1**
1.06 - 1.505 AC
- **LOT 2**
2.23 AC
- **LOT 3**
1.214 - 1.659 AC
- **LOT 4**
0.445 AC





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PROPERTY HIGHLIGHTS

ABOUT THE PROPERTY

- Ready to develop commercial land project in Sterling, CO. Project price includes all plans
- Project is located on a signalized hard corner across from the town's Walmart & Home Depot
- The seller has obtained full-movement access on W. Main Street and County Road 37
- Seller has demolished the former church building on the site

TRAFFIC COUNTS

Year: 2025 | Colorado.gov

W Main Street 8,751 VPD

County Road 37 2,864 VPD

DEMOGRAPHICS

Year: 2025 | Source: Esri

	1 Mile	5 Miles	10 Miles
Population	2,550	16,156	17,005
Daytime Population	2,466	15,172	15,760
Avg. Household Income	\$83,799	\$76,809	\$78,088
Estimated Households	1,036	5,998	6,314





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AERIAL MAP



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TRADE MAP



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ABOUT COLORADO RETAIL SERVICES

[Patrick McGlinchey](#), [Justin Gregory](#) and [Jack Lazzeri](#) comprise Cushman & Wakefield's Colorado Retail Services team, based in the firm's [Denver office](#). The team specializes in all facets of retail and commercial land across Colorado and the surrounding region. Together, they have completed hundreds of transactions totaling more than \$500 million in value and are consistently recognized as a top-producing team within their asset class.

The team brings long-standing experience and continuity, with Patrick and Justin having partnered for over a decade and Jack working alongside them for more than six years. They are supported exclusively by brokerage specialist Nico Demetrian, who brings more than a decade of brokerage experience, further enhancing the team's execution and elevating the level of client service they deliver. Their approach is grounded in a set of core principles: responsive execution, data-driven brokerage, a modern and efficient organizational structure, best-in-class marketing, and a high-energy, client-focused mindset.