



PROPERTY DETAILS

Parcel Size: 1.13 Acres

Sale Price: \$5.59/SF

Taxes: \$4,948.47 (2025)

Zoning: (C3)Commercial High Intensity District
(City of Evans)

Nathan Klein

Sr. Partner/Comm. Brokerage Mgr
970.222.2473
nathan@lcrealestategroup.com

Rico Devlin

Sr. Partner/Sr. Broker
970.413.1182
rico@lcrealestategroup.com

EVANS COMMERCIAL LOT

SALE PRICE: \$275,000 (\$5.59/SF)

- In-fill commercial lot near hard corner in central Evans (Greeley) area
- Desirable high-intensity commercial zoning allowing for many uses ranging from fast food (drive-thru), restaurant, convenience/gas, retail, commercial/office, storage, and many more
- Adjacent to the new Burgr Burgr
- Across from successful The Verge apartments, approx. 1 1/2 blocks west of US Highway 85 and approx. 3 blocks south of US Highway 34
- Within 1 mile of UNC, King Soopers, and Greeley Mall



DEMOGRAPHICS (Source: STDB Online 2026, radius)

	1 Mile	3 Mile	5 Mile
2026 Population	16,463	83,542	132,155
Avg. HH Income	\$74,001	\$85,762	\$92,987
Households	6,130	29,719	47,205
Businesses	394	2,495	3,968
Employees	4,159	34,558	52,465



TRAFFIC COUNTS (Source: STDBOnline)

11th Ave at 31st St.	11,005 VPD
32nd Street in front of parcel	5,500 VPD
US Highway 85 N. of 31st St.	27,000 VPD

COMMERCIAL LAND FOR SALE

3089-3099 High Dr., Evans, CO

- New development in the area including McDonalds, Maverik, & QuikTrip
- Easy access to Highway 85
- Close proximity to Greeley Mall and UNC
- Development Ready!



The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 9/4/2026

COMMERCIAL LAND FOR SALE

3089-3099 High Dr., Evans, CO

EVANS, COLORADO

The City of Evans is a home rule city located in Weld County, Colorado. Evans is a part of the Greeley, CO Metropolitan Statistical Area and the Front Range Urban Corridor.

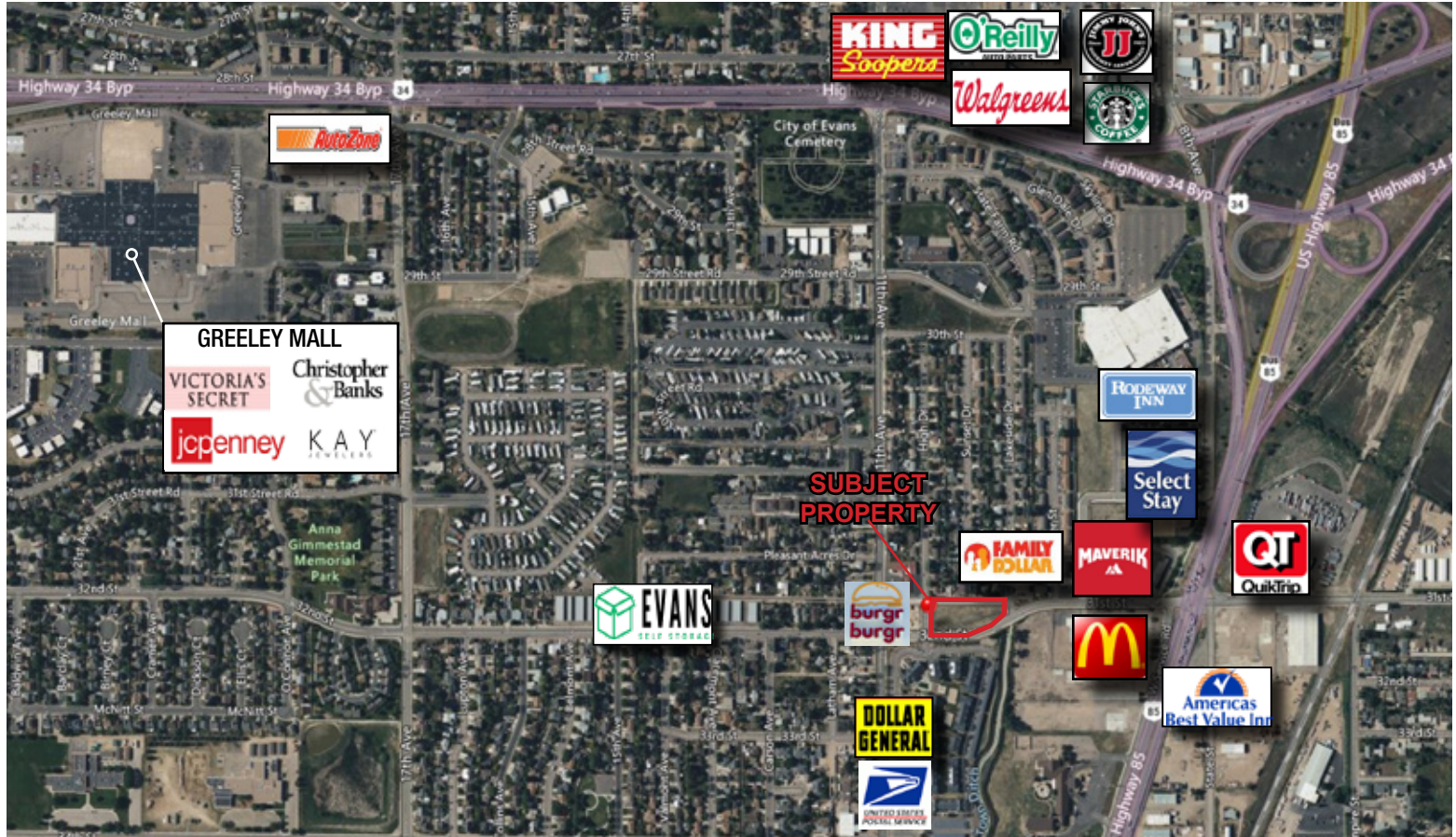
Evans has several primary commercial areas located along US 85 just south of its junction with US 34, as well along 23rd Avenue and on 37th Street with new commercial areas developing as the city expands to the west and south of the South Platte River.

Located strategically at the crossroads of the South Platte River and Union Pacific Railroad, Evans, Colorado is ripe for future economic growth in the energy, agriculture, health care, and construction sectors. It is also well positioned at the intersection of US Highway 85 and 34, providing a corridor between Denver and Evans to the south, and easy access to Interstate 25 to the west.

Evans is proud of its multicultural heritage. Its annual festival Heritage Day is named after the city's rich heritage that was built on a mix of Latin and European influences. Take a stroll through the city's streets and you will appreciate the contrasting influences that have shaped this dynamic community. Murals painted by local artists adorn many of the historic buildings in Old Town East Evans. Evans's unity lies in its diversity and that can be seen in the food, to art, music, and entertainment that abounds in the city.

Evans is located in Weld County and is in the heart of the largest oil production facilities in the State of Colorado. In 2021-2022 alone, Weld County produced more than 1.3 million barrels of oil, far exceeding any other county in Colorado. Weld County is also the third largest county in the State of Colorado, spanning more than 4,000 square miles. Beginning in 2020, the oil and gas industry in Colorado accounted for more than 270,000 jobs across the state (source Denver Post). Evans is home to oil giants PDC Energy, Cimarron Energy, Atmos Energy, and many more. Construction and health care are also dominant employers in the area.

Source: <https://www.evanscolorado.gov/building-business-development/economic-development/>



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AREA DEVELOPMENT



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