



REX HOMES



# COMMERCIAL REAL ESTATE OFFERING

19231 County Road 22  
Fort Lupton, CO 80621

SALES PRICE  
**\$1,700,000**



## PROPERTY OVERVIEW

### 77 Acres with Unlimited Potential

An exceptional opportunity to acquire a versatile and expansive 77-acre property positioned for future growth and development. This unique asset offers a combination of residential comfort, industrial utility, and commercial flexibility.

## KEY FEATURES

- 4 Bedroom | 2 Bathroom Residential Home
- Large Detached Garage
- 48' x 60' Steel Building
- Concrete floors
- 220V power installed
- Private Airstrip (long-term owner use)
- Convenient access to several major highways
- Zoning: AGR-NEC

# POTENTIAL USES

This property supports a wide range of commercial and agricultural applications, including:

- Animal Boarding & Training Facilities
- Asphalt & Concrete Plants
- Farming & Agricultural Operations
- Agriculture Support Services
- Bed & Breakfast / Hospitality Use
- Brewery or Craft Production
- Contractor Shop / Yard
- Landscaping Business
- Livestock Sale Barn
- Farm Equipment Sales & Repair
- Shooting Range
- Transportation / Trucking Hub
- Veterinary Clinic
- And many more possibilities



# INVESTMENT HIGHLIGHTS

- Strategic Location in the path of future expansion
- Income & Development Potential across multiple industries
- Flexible Zoning (AGR-NEC) allows diverse usage
- Established Infrastructure including utilities and structures
- Rare Airstrip Feature adds unique operational value

# ADDITIONAL DETAILS

The 48' x 60' steel workshop is fully equipped with concrete flooring and possible three phase electric service in the workshop, making it ideal for industrial or mechanical operations. The on-site airstrip has been actively used by the current owners for many years, adding a rare and valuable feature to the property.



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**EXCLUSIVELY OFFERED BY:**

Mike Rex – Managing Broker

*Rex Homes Inc*

📞 720-317-7683

✉️ [Mike.Rexhomes@gmail.com](mailto:Mike.Rexhomes@gmail.com)