

**27408 Weld County
Road 51, Kersey**

HIGHWAY 34 DEVELOPMENT OPPORTUNITY

CBRE



134+ ACRES | EXCEPTIONAL HIGHWAY 34 FRONTAGE | INDUSTRIAL-USE POTENTIAL

Unique opportunity to acquire a large, contiguous 134+ acre land holding at the northeast corner of Highway 34 and Weld County Road 51, just 5 miles east of Greeley, with annexation into the town of Kersey. The property offers exceptional frontage along Highway 34 and sits directly in the path of Weld County's continued expansion. The current ownership group has invested a substantial amount of time and resources into this project, including preparation of the site plan, drainage report, landscape plan, traffic impact study, and conceptual building design. The town of Kersey has indicated that the development review process is approximately 90% complete, with a few straightforward staff comments needing to be addressed. Following approval of the site plan, construction could begin quickly.

PROPERTY DETAILS

The property's expansive acreage and dual roadway frontage support efficient land planning and future development flexibility. While the annexed property is currently utilized for agriculture / oil & gas, the proposed zoning, which the ownership group has already done substantial amount of work for, would allow for a variety of commercial and industrial uses. The site's location provides convenient access to Greeley, Highway 85, Interstate 25, and Interstate 76 while remaining adjacent to established and emerging growth in the nearby communities.



27408 County Road 51, Kersey 80644



\$1,950,000 (\$14,516 per Acre, or \$0.33 per SF)



134.33 Acres (Weld County Assessor)



C-1 | Business District

AERIAL MAP

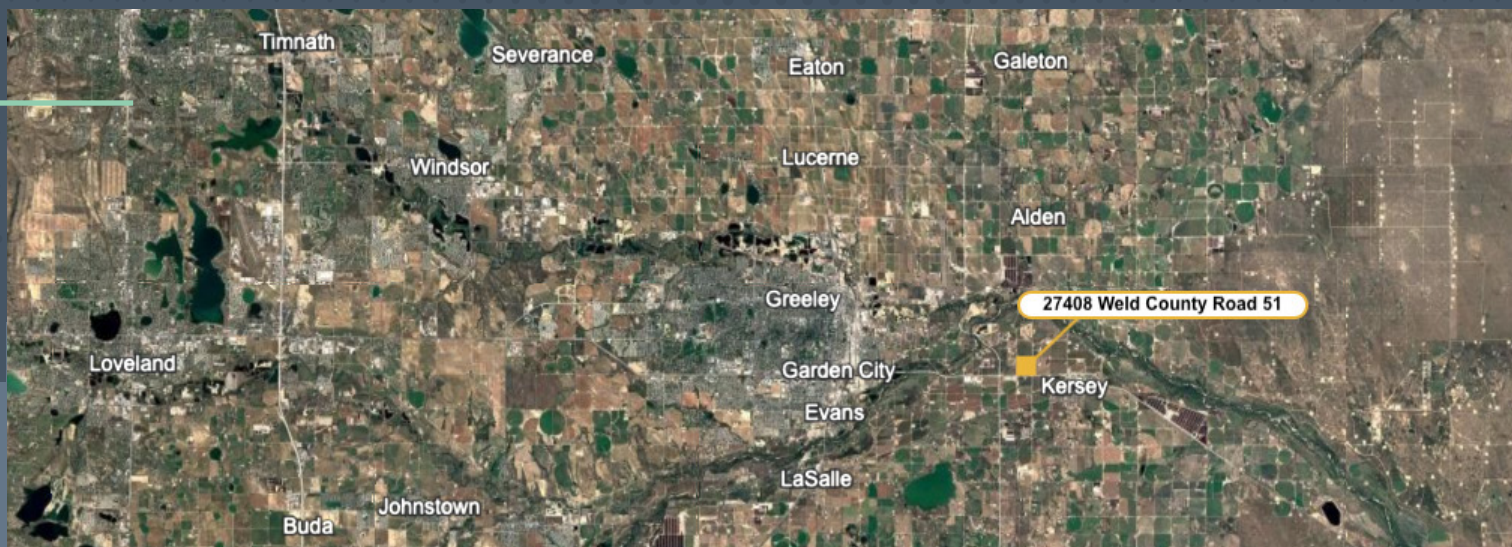


DEVELOPMENT PROCESS UNDERWAY | DUAL ROADWAY FRONTAGE

27408 COUNTY ROAD 51
KERSEY 80644

AREA OVERVIEW

Conveniently located on U.S. Highway 34, just 3 miles east of Greeley in rapidly growing Weld County. Situated just east of the foothills of the gorgeous Rocky Mountains and south of the Pawnee Buttes. Kersey is only minutes from all the conveniences found in Greeley, Fort Collins, Loveland, Windsor, and is approximately 1 hour from Denver International Airport and the Denver metropolitan area. The Town of Kersey is a close-knit agricultural community and home of the Platte Valley School District, which is one of the most highly sought-after school districts in Northern Colorado.



RESIDENTS BENEFIT FROM

IDEAL CLIMATE: Enjoying roughly 300 days of sunshine annually.

STUNNING LANDSCAPES: Easy access to snow-peaked mountains, serene lakes, and pristine rivers.

OUTDOOR LIFESTYLE: Endless opportunities for recreation and adventure.

While the energy of Denver is just a short drive away, the Town of Kersey maintains a distinct, close-knit community identity that feels worlds apart from the big-city hustle.

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