



RESIDENTIAL (R-H) DEVELOPMENT LAND FOR SALE

2904 W. 16th Street, Greeley, CO



W. 16TH STREET

29TH AVENUE PLACE

PROPERTY DETAILS

Property: 1 acre (43,560 sf)

Zoning: R-H Residential High Density

Taxes: \$2,397.58 (2026) (mill 85.20)

Proposed Use: Multi-family dwelling, single-family dwelling, duplex dwelling, townhomes

[LINK TO CITY OF GREELEY MUNICODE - CHAPTER 4 - ZONING DISTRICTS AND USES](#)

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SMALL INFILL RESIDENTIAL DEVELOPMENT SITE

SALE PRICE: \$400,000

- Excellent opportunity for small scale residential infill project near many amenities including schools, parks, retail & hospital
- Near significant regional healthcare facilities including Banner North Colorado Medical Center and Centennial Health Care facility
- Zoning provides for multi-family residential living in a moderate-density pattern in suburban neighborhoods or higher-density
- Sale price includes Seller's Due Diligence to help shorten development process
- Prior Proposal included 10 attached townhome units
- Due Diligence materials included: Transportation Study, Drainage Report, Photometric Site Plan, Landscape Plan, and Townhome Subdivision Plat
- Minerals excluded from sale: 3/4 " water tap & dedication included



DEMOGRAPHICS (Source: STDB Online 2024, radius)

	1 Mile	3 Mile	5 Mile
2023 Population	15,660	109,906	141,412
Avg. HH Income	\$80,932	\$83,435	\$88,686
Households	5,882	39,424	50,097
Businesses	729	3,418	4,202
Employees	10,120	46,487	54,570



TRAFFIC COUNTS (Source: STDBOnline)

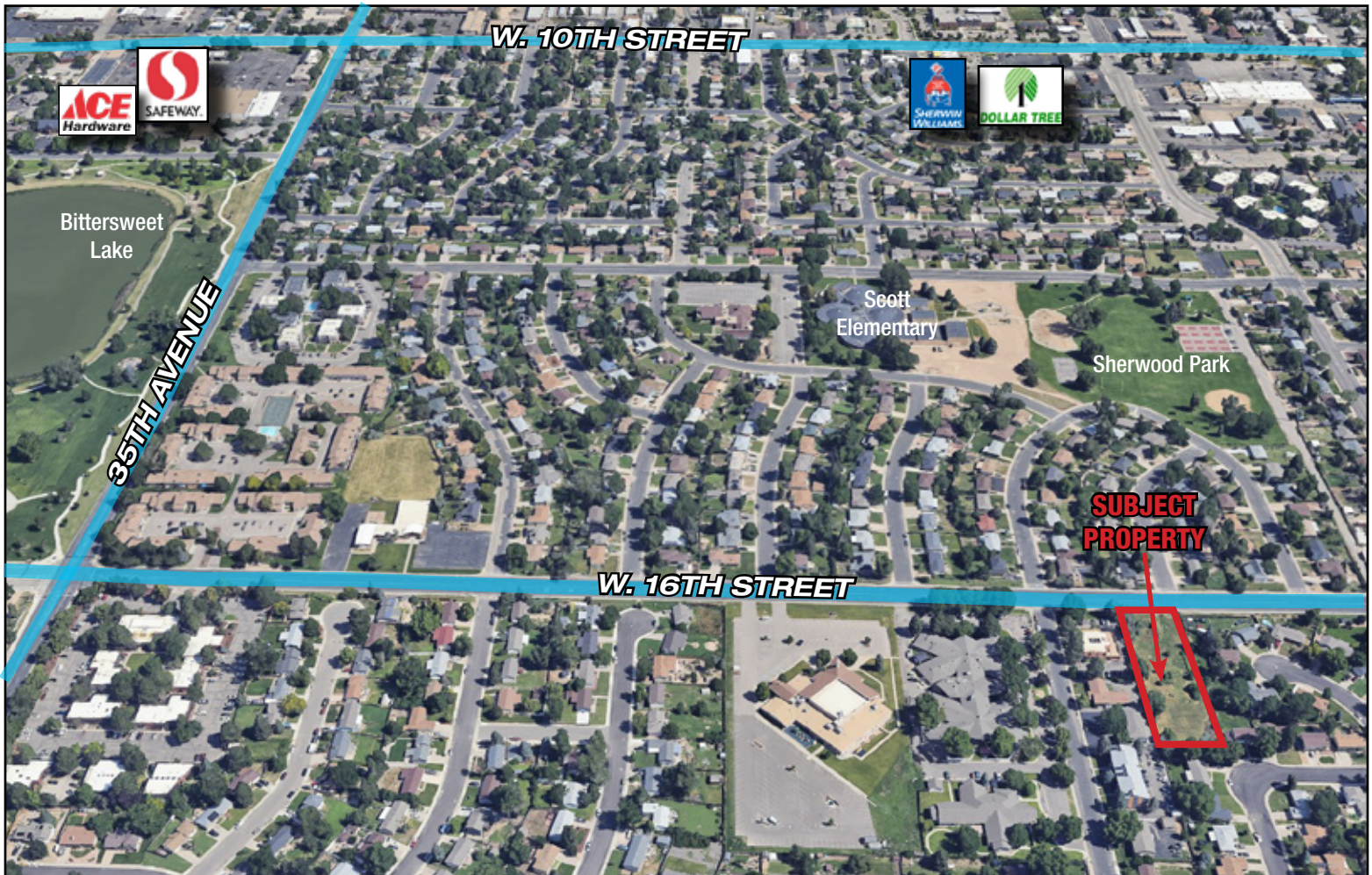
W. 16th Street @ Property

14,300 VPD

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. 6/18/2026

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