



PERMIT-READY COMMERCIAL LOTS

PROPERTY TYPE: C-H

AVAILABLE: 4.4 - 21.07 ACRES

PRICE: \$8.00/SF FOR 10 ACRES

\$13.00/SF FOR LOT 1

Flexibility on Lot lines with potential for buyer to purchase larger lot sizes.

FEATURES:

- Well-located east Greeley location
- Easy access to Highway 85, from 11th Avenue
- Under served market area
- Lots will be permit-ready with off-site improvements completed
- Regional detention pond
- Water and sewer will be on west lot line
- Lot 1 potential for convenience store, restaurant, truck stop and fuel station
- Demolition of existing building planned to clear and grade site



DEMOGRAPHICS	1 MILE		3 MILES		5 MILES	
	2025	2030	2025	2030	2025	2030
Population	1,229	1,255	37,201	39,281	102,468	108,591
Households	139	146	13,026	13,825	36,686	39,180
Median HH Income	\$52,651	\$55,185	\$52,299	\$59,427	\$64,618	\$73,158
Average HH Income	\$68,247	\$74,766	\$69,970	\$76,935	\$85,812	\$94,366
Median Age	35.3	35.4	31.3	32.4	32.7	34.0

SITE LOCATION

O STREET & N 11TH AVENUE • GREELEY, CO 80631



Fort Collins

712 Whaler's Way, Bld. B, Suite 300
Fort Collins, CO 80525
970.229.9900

Loveland

200 E. 7th Street, Suite 418
Loveland, CO 80537
970.593.9900

Greeley

1711 61st Avenue, Suite 104
Greeley, CO 80634
970.346.9900

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