

LAKE BLUFF

NWC 95th Avenue & Highway 34 - Greeley, CO 80634

Land for Sale



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CUSHMAN & WAKEFIELD



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PROPERTY HIGHLIGHTS

Land for Sale

PRICE: \$25.00/SF

AVAILABLE: 0.5 - 5.453 AC

ZONING: [PUD](#)

CITY/COUNTY: Greeley/Weld

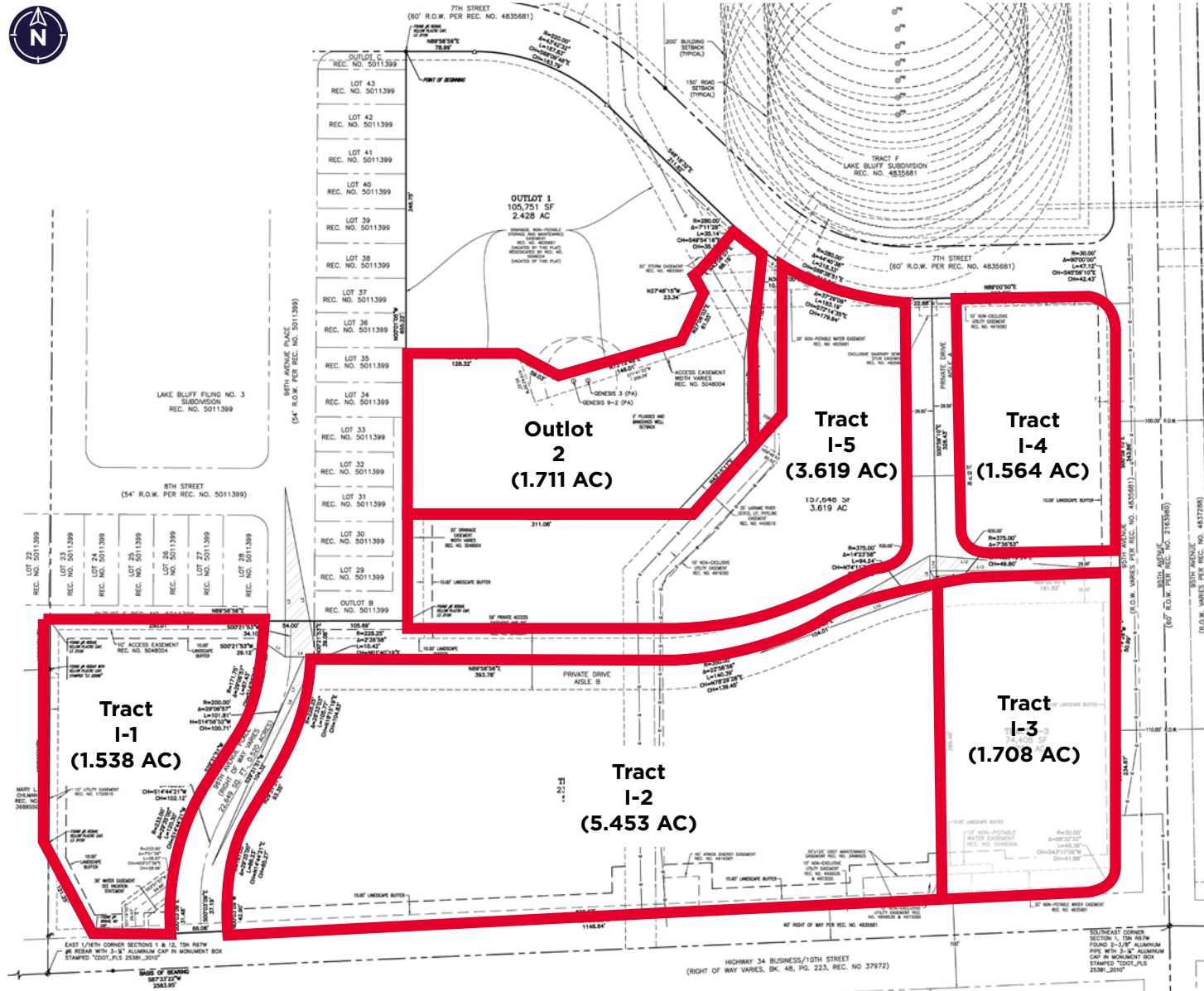
ABOUT THE PROPERTY

- Future traffic signals at 101st & 95th along W. 10th Street
- ±17.0 acres of commercial land available for sale or ground lease
- ±11 acres of additional commercial land planned in Phase 2
- Prime frontage along W. 10th Street (US-34), a major east-west corridor serving West Greeley and surrounding communities
- Excellent visibility and multiple points of access
- Located within a growing mixed-use community with 646-1,150 planned residential units
- Positioned in one of West Greeley's primary growth corridors



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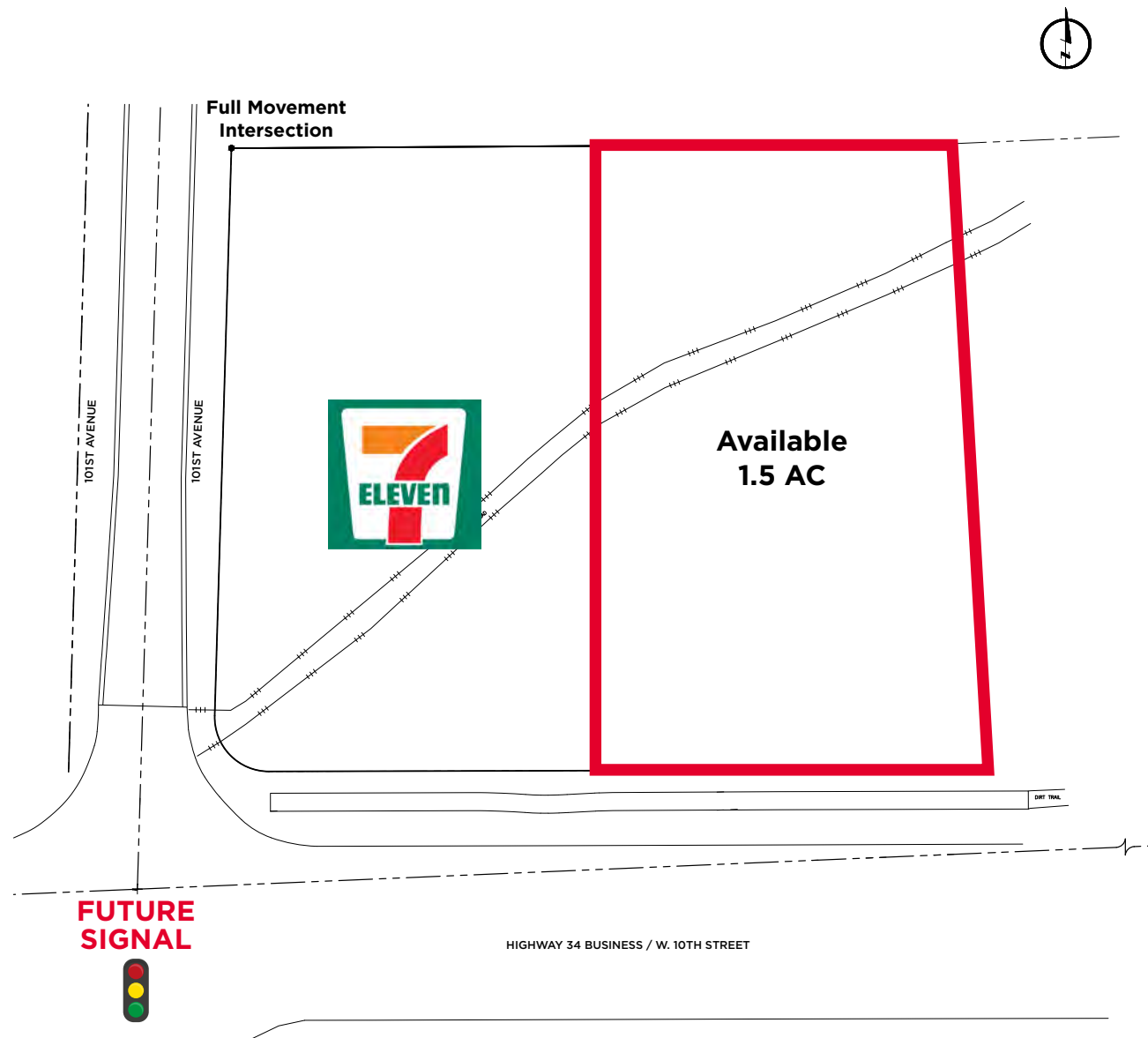


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SITE SURVEY

Land for Sale

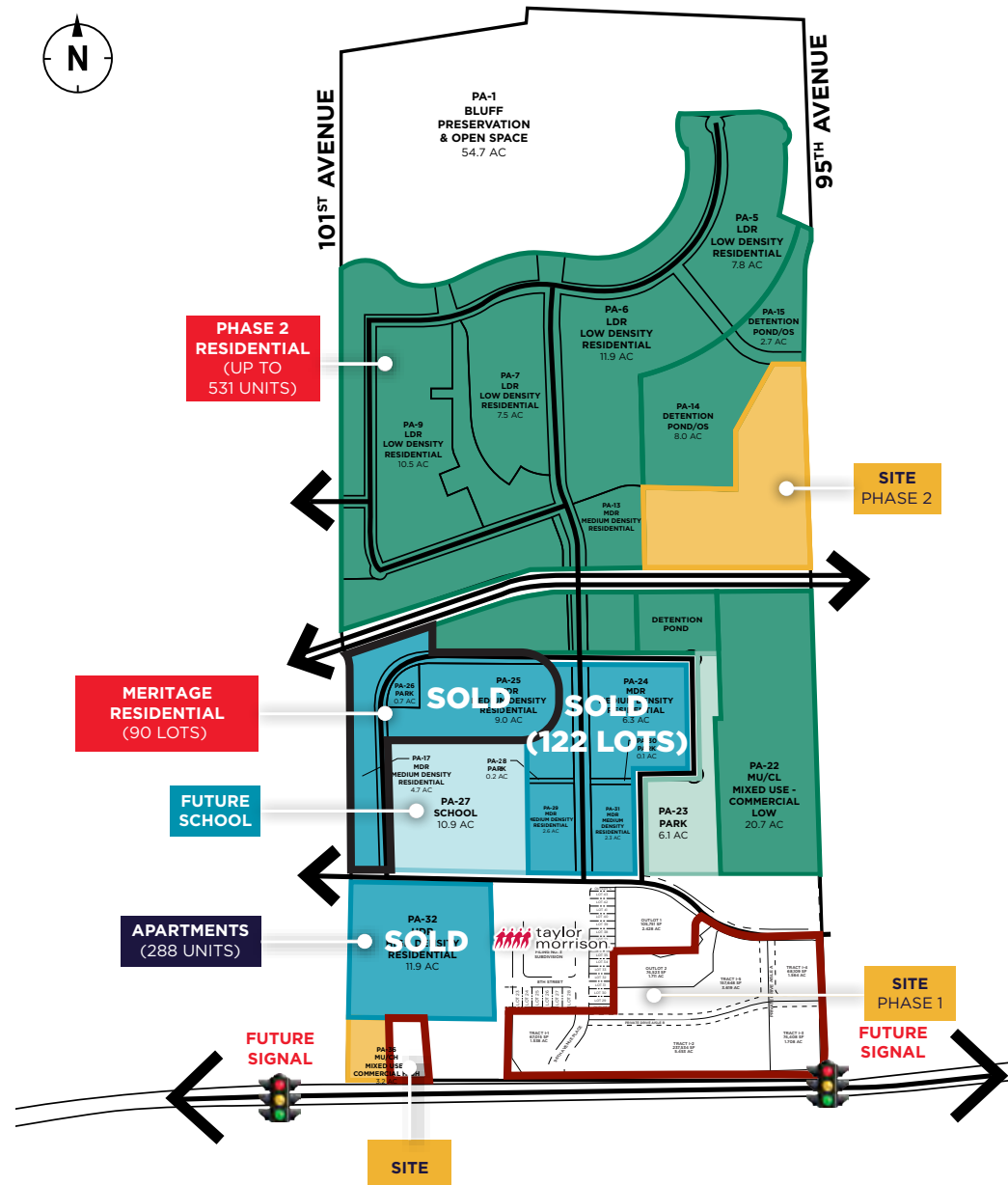


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SITE PLAN

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AERIAL MAP

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AMENITIES MAP

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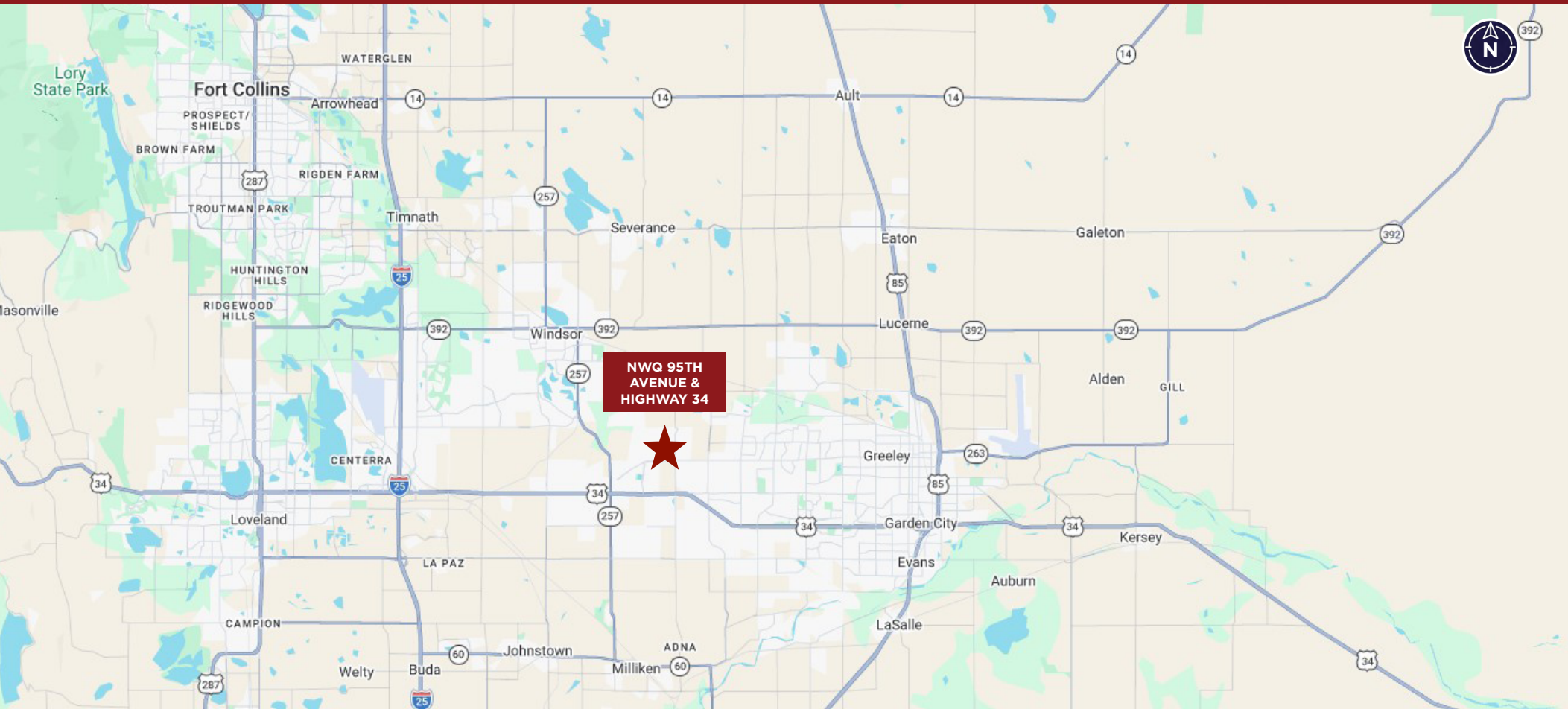


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DEMOGRAPHIC MAP

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DEMOGRAPHICS HIGHLIGHTS

Year: 2025 | Source: Applied Geographic Solutions,

	3 Mile	5 Miles	7 Miles
Population	5,831	15,313	25,538
Average HH Income	\$131,634	\$131,115	\$130,709
Businesses	82	380	937
Employees	1,214	2,977	6,765

TRAFFIC COUNTS

Year: 2025 | Source: CDOT

On Highway 34 east of 95th Avenue	28,949 Cars/day
On Highway 34 west of 95th Avenue	32,241 Cars/day

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Led by Managing Directors Patrick McGlinchey and Justin Gregory, Cushman & Wakefield's Colorado Retail Services team specializes in retail leasing, commercial land, and building sales throughout the Rocky Mountain region. McGlinchey is highly regarded for his ability to navigate complex zoning processes and his intentional approach to executing client strategy, while Gregory brings a direct, no-nonsense style and a team-first mentality to every transaction.

They are supported by Jack Lazzeri, a fifth-generation Coloradan focused on tenant expansion and landlord representation, and Nico Demetrian, a Brokerage Specialist and licensed drone pilot who provides essential valuation and property marketing support. Together, the team leverages deep local roots and a collaborative workflow to deliver clear, actionable results for their clients.