

AVAILABLE FOR SALE

ROBERTS 81 DEVELOPMENT

WIGGINS, COLORADO 80654



CUSHMAN &
WAKEFIELD



81 ACRE COMMERCIAL DEVELOPMENT

PRIMARY INTERSECTION TO ACCESS DENVER & NORTHERN COLORADO

SALE PRICE (BULK SALE): \$8,800,000

SALE PRICE FOR INDIVIDUAL TRACTS/LOTS: CONTACT BROKER

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Cushman & Wakefield is excited to offer the **Roberts 81 Subdivision Development Property**, an 81.183-acre development property in Wiggins, Colorado, for sale. The property, which has been annexed into the Town of Wiggins, has approved planned development zoning for retail, commercial, and light industrial. The bulk subdivision process has created six undeveloped tracts ranging in size from .7 to 29 acres, while the re-plat of tract #4 has produced nine lots ranging in size from approximately 1 to 3 acres. The property is located in a Foreign Trade Zone, and the current owner will retain all mineral rights and impose a deed restriction on truck stops/gas stations on all tracts and lots within the Roberts 81 Subdivision.

The Roberts 81 Subdivision Development Property's strategic location as a junction point for drivers heading to Denver or Northern Colorado makes it an attractive site development opportunity. The property is located at the intersection of I-76 & four major highways making it easily accessible to major routes in the region. Additionally, the property is situated only 66 miles from Denver, 60 miles from Denver International Airport, and 16 miles from Fort Morgan. Other nearby attractions include newly developing Rodeo Dunes Golf Course, Rocky Mountain National Park, and Jackson Lake State Park, which is only 11 miles away.

Cushman & Wakefield has been appointed as the sole agents for The Roberts 81 Development Property and has been directed to make the property available for sale. The Roberts 81 Development Property is a 81-acre commercial development, is well located at the primary intersection for Eastern Colorado, ideal for a variety of users. To learn more about this property, please contact the Cushman & Wakefield team directly.

PROPERTY DETAILS

Location	Wiggins, Colorado 80654
Site Size	81.183 Acres
Sales Tax	5.96%
County	Morgan County
Zoning	Planned development zoning approved for retail, commercial, light industrial, and residential/multi-family
Well/Septic	Water and sewer provided by the Town of Wiggins
Electric	Morgan County Rural Electric Association
Natural Gas	Xcel Energy
Phone/High-Speed Internet	Wiggins Telephone Association
Fiber Available	Blue Lighting Co-op

PROPERTY HIGHLIGHTS

- 10.05-11.43-acre tracts, divisible from 1.26 acres up
Roads fully constructed and utilities actively being built out
- Quick & easy access to I-76, Hwy 6 and Hwy 34
- Zoning allows for retail, commercial, light industrial, and residential/multi-family uses
- Business Improvement District formed for development
- Four CDOT access permits granted
- 1 Gig (1000 Mbps) phone/high speed internet service available
- Ziggi's coffee fully developed (Tract 6)
- Additional Development documents available
 - Traffic Study, utility study, drainage study
 - Boundary survey, annexation survey, topography survey
 - Geotechnical engineering study completed
- Contact broker for additional details on sales for surrounding business

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TRACT 2 / 11.43 ACRES

Lot Size	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
	1.26 ACRES	1.26 ACRES	3.76 ACRES	2.85 ACRES	2.29 ACRES

TRACT 3 / 10.05 ACRES

Lot Size	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
	1.32 ACRES	1.88 ACRES	1.39 ACRES	2.32 ACRES	2.17 ACRES

[CLICK TO VIEW TRACT 2 & 3 LAYOUT](#)

TRACT 4 / 11.63 ACRES

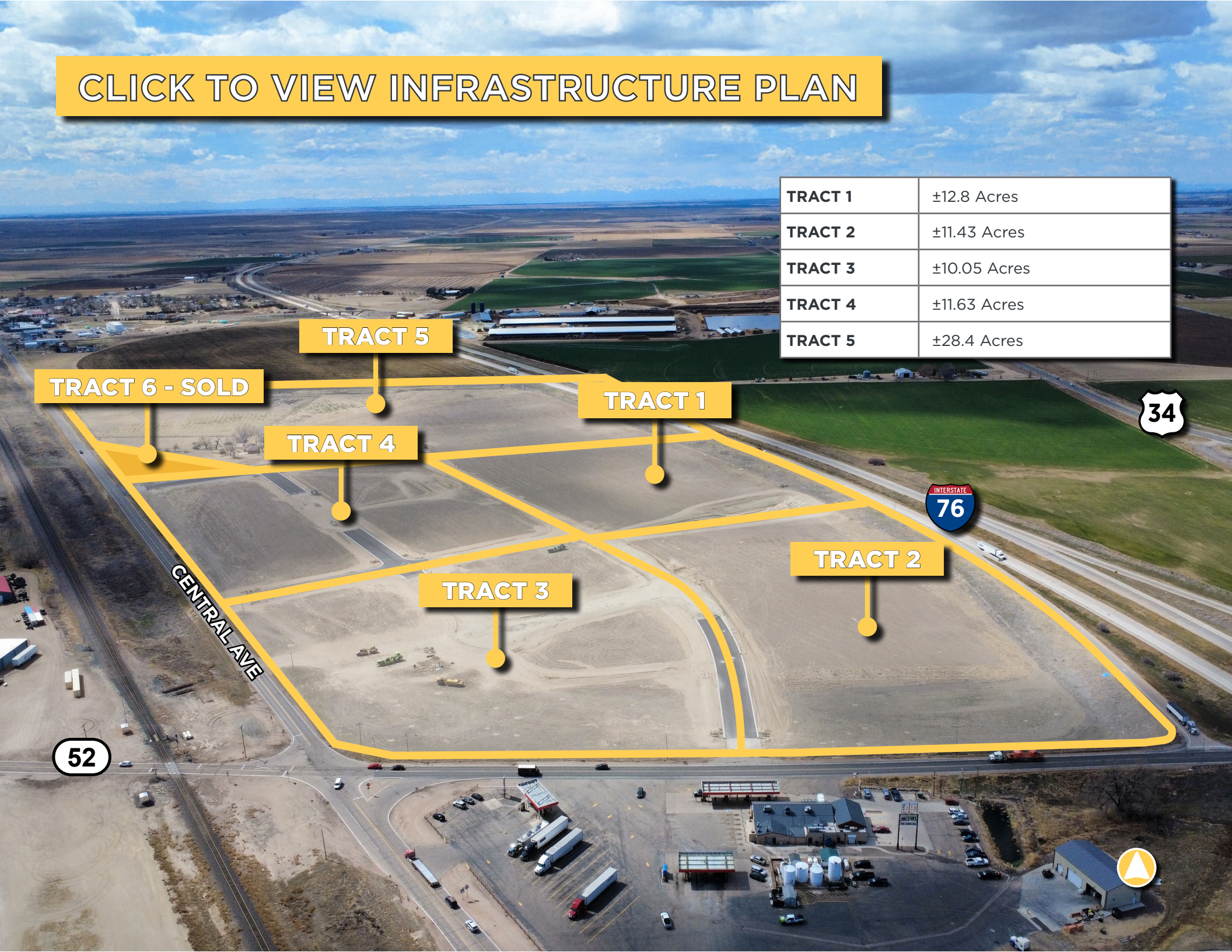
Lot Size	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
	2.98 ACRES	1.03 ACRES	1.03 ACRES	1.23 ACRES	1.36 ACRES
	LOT 6	LOT 7	LOT 8	LOT 9	
	1.01 ACRES	1.01 ACRES	1.01 ACRES	0.99 ACRES	

[CLICK TO VIEW TRACT 4 LAYOUT](#)

Tracts 1 & 5 layout to be determined.

[CLICK TO VIEW INFRASTRUCTURE PLAN](#)

TRACT 1	±12.8 Acres
TRACT 2	±11.43 Acres
TRACT 3	±10.05 Acres
TRACT 4	±11.63 Acres
TRACT 5	±28.4 Acres



TRACT 6 - SOLD

TRACT 5

TRACT 1

TRACT 4

TRACT 3

TRACT 2

CENTRAL AVE

52

INTERSTATE
76

34



**CUSHMAN &
WAKEFIELD**

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I-76 INTERCHANGE TRAFFIC COUNTS

INTERSTATE 76	18,176 VPD
HIGHWAY 34	21,584 VPD
STATE HIGHWAY 52	4,781 VPD

WIGGINS

RODEO DUNES

ROBERTS 81 DEVELOPMENT

DENVER
INTERNATIONAL
AIRPORT
56 MINUTES

ROCKY MOUNTAIN
RAIL PARK