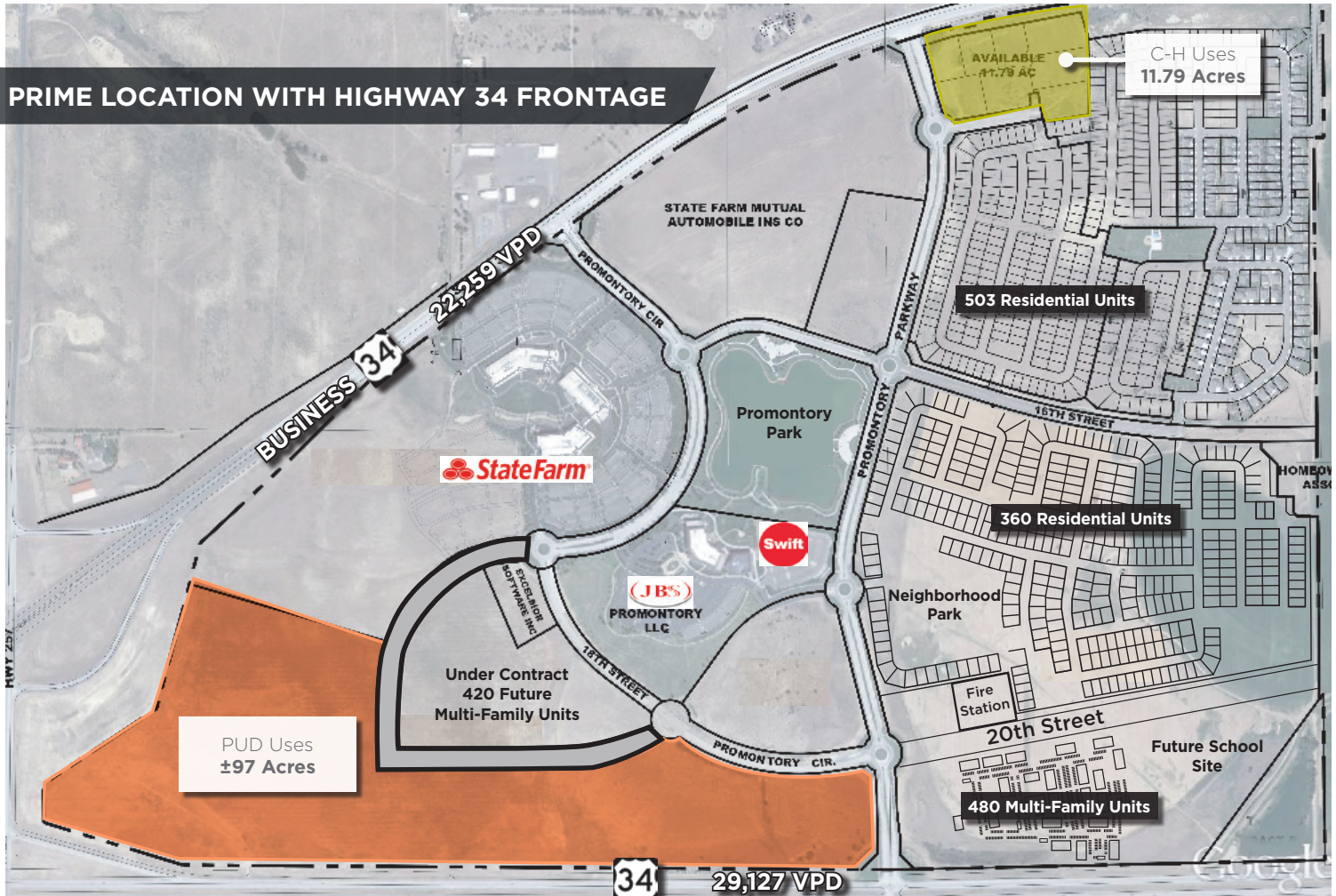


# PROMONTORY PARK

GREELEY, COLORADO 80634



## PRICING AVAILABLE ON PAGES 2 & 3

### Property Highlights

- Located within the Colorado Enterprise Zone
- Instant access to I-25 and all of Northern Colorado
- High traffic counts and prime visibility from Highway 34
- Greeley is the number one fastest-growing city in Colorado
- Surrounded by multi-family and residential units
- Located near many of the largest employing companies in Northern Colorado
- Next to future school site and commercial development





# PROMONTORY PARK

GREELEY, COLORADO 80634



## PRICING

<b>Parcels 1 &amp; 2 Bulk Sale</b>	\$4.50/SF
<b>5-15 Acres</b>	\$8.00 - \$10.00/SF
<b>1 - 2 Acre Pad Sites*</b>	\$15.00 - \$20.00/SF
<b>1 - 2 Acre Ground Lease Pad Sites*</b>	\$75,000 - \$150,000/Year

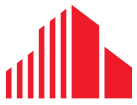
*\*User/site dependent*

## PUD USES INCLUDE:

- Manufacturing, Fabrication, Assembly
- Office, Corporate Headquarters
- Banks, Savings and Loans, Financial Institutions
- Animal Uses - Vet Clinics
- Auto Uses, Car Wash
- Bars Taverns, Nightclubs
- Restaurants / Retail Sales
- Bed and breakfast, Hotels & Motels
- Gas Stations with Repair, Lube, Tire Shop
- Newspaper, Publishing Plants, Binderries
- Parking Lots and Structures
- Telecommunication Facilities





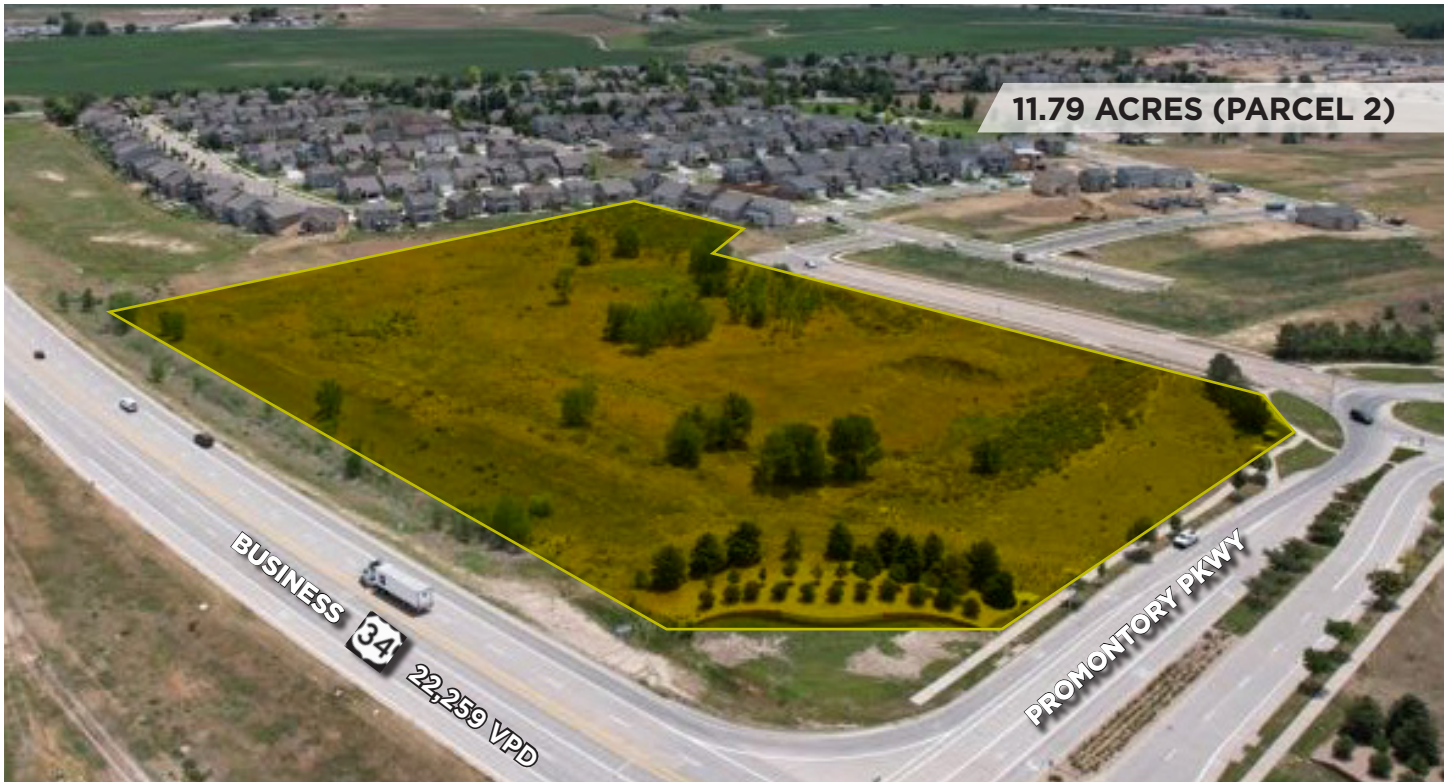


CUSHMAN &  
WAKEFIELD

AVAILABLE FOR SALE OR LEASE

## PROMONTORY PARK

GREELEY, COLORADO 80634



### PRICING

Parcel 2 Bulk Sale	\$8.00/SF
1 -2 Acre Pad Sites*	\$10.00 - \$12.00/SF
1 - 2 Acre Ground Lease Pad Sites*	\$75,000 - \$150,000/Year

*\*User/site dependent*

### C-H USES INCLUDE:

- Restaurants / Retail Sales
- Animal Uses - Vet Clinics / Pet Stores
- Auto Uses, Car Wash
- Banks Taverns, Nightclubs, Lounges, Brew Pubs
- Convenience Stores
- Hotel / Motels
- Gas Stations and Repairs
- Recreation uses - Community buildings, indoor or outdoor rinks, bowling alleys, video arcades, health clubs, neighborhood parks





# PROMONTORY PARK

GREELEY, COLORADO 80634

## UTILITIES

Power, sewer, water and gas are adequate for all permitted uses and adjacent to site.



### 5 MILE DEMOGRAPHICS

Population	37,109
Households	13,560
Average HH income	\$115,127
Employees	15,009
Businesses	1,606

Source: CoStar 2022

### TRAFFIC COUNTS

Hwy 34	35,217 VPD
Hwy 257	13,805 VPD
10th St	22,259 VPD

Source: CDOT 2022

For more information, please contact:

#### TYLER MURRAY

Director  
+1 970 267 7404  
tyler.murray@cushwake.com

#### COLE VANMEVEREN

Senior Associate  
+1 970 219 3802  
cole.vanmeveren@cushwake.com

#### AKI PALMER

Executive Director  
+1 970 267 7727  
aki.palmer@cushwake.com