

CONCEPTUAL SITE PLAN



TOINTON ACADEMY
OF PRE-ENGINEERING
990 STUDENTS

Banner Health

WINOGRAD K-8
ELEMENTARY
SCHOOL
623 STUDENTS

NORTHDRIDGE
HIGH SCHOOL
1,346 STUDENTS

THE ELEMENT AT
NORTHDRIDGE TRAILS
APARTMENTS
±216 UNITS

TEN WEST
APARTMENTS
±264 UNITS

WEST RIDGE
ACADEMY
CARTER
SCHOOL
990 STUDENTS

McDonald's
T-Mobile
Bank of Colorado
THERE'S ONLY ONE

±252
TOWNHOMES
±2.15
ACRES

10TH STREET/HIGHWAY 34

25,000 VPD

SITE

PROPOSED
±198 DU'S

BOOMERANG
±200 DU'S

Ent
Credit Union
QT
QuikTrip
Starbucks

TRAILS AT SHEEP
DRAW APARTMENTS
±546 UNITS

83RD AVENUE
7,900 VPD

8,400 VPD

FRONTIER
CHARTER
ACADEMY
1,584 STUDENTS

Banner Health

TWIN RIVERS
COMMUNITY PARK

KING
Soopers
Jack
in the box
verizon
uhealth
TACO BELL

YOUTH SPORTS
COMPLEX

UNIVERSITY
SCHOOL
1,751 STUDENTS

59TH AVENUE
16,600 VPD

20TH STREET

12.15 DEVELOPABLE ACRES FOR SALE | \$3,705,000 (\$7.00/SF)

NWC W 10TH ST & 71ST AVE
GREELEY, CO 80634

**CUSHMAN &
WAKEFIELD**

NWC W 10TH ST & 71ST AVE

GREELEY, CO 80634

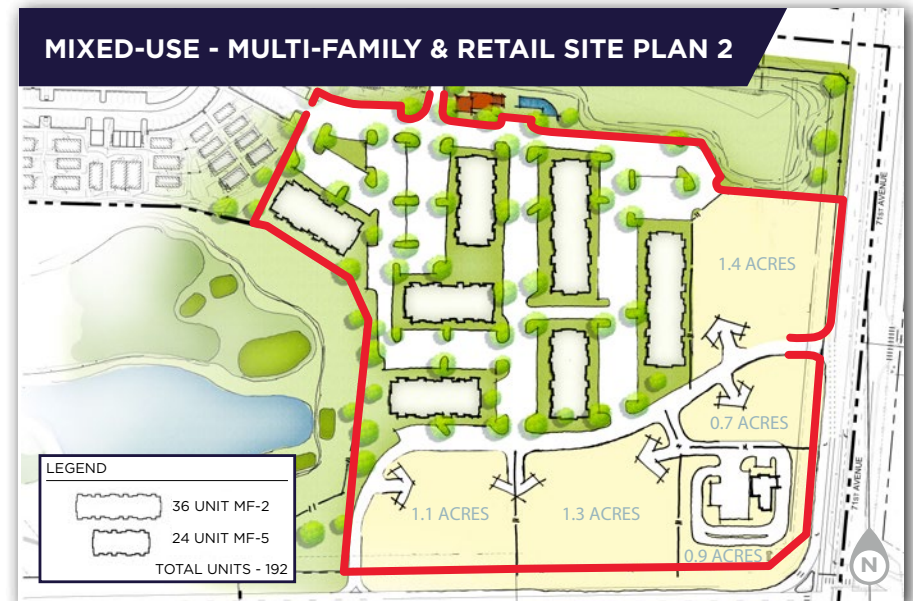
12.15 DEVELOPABLE ACRES WITH UP TO
52 ACRE FEET OF RAW WATER AVAILABLE

SALE PRICE: \$3,705,000 (\$7.00/SF)

Property Overview

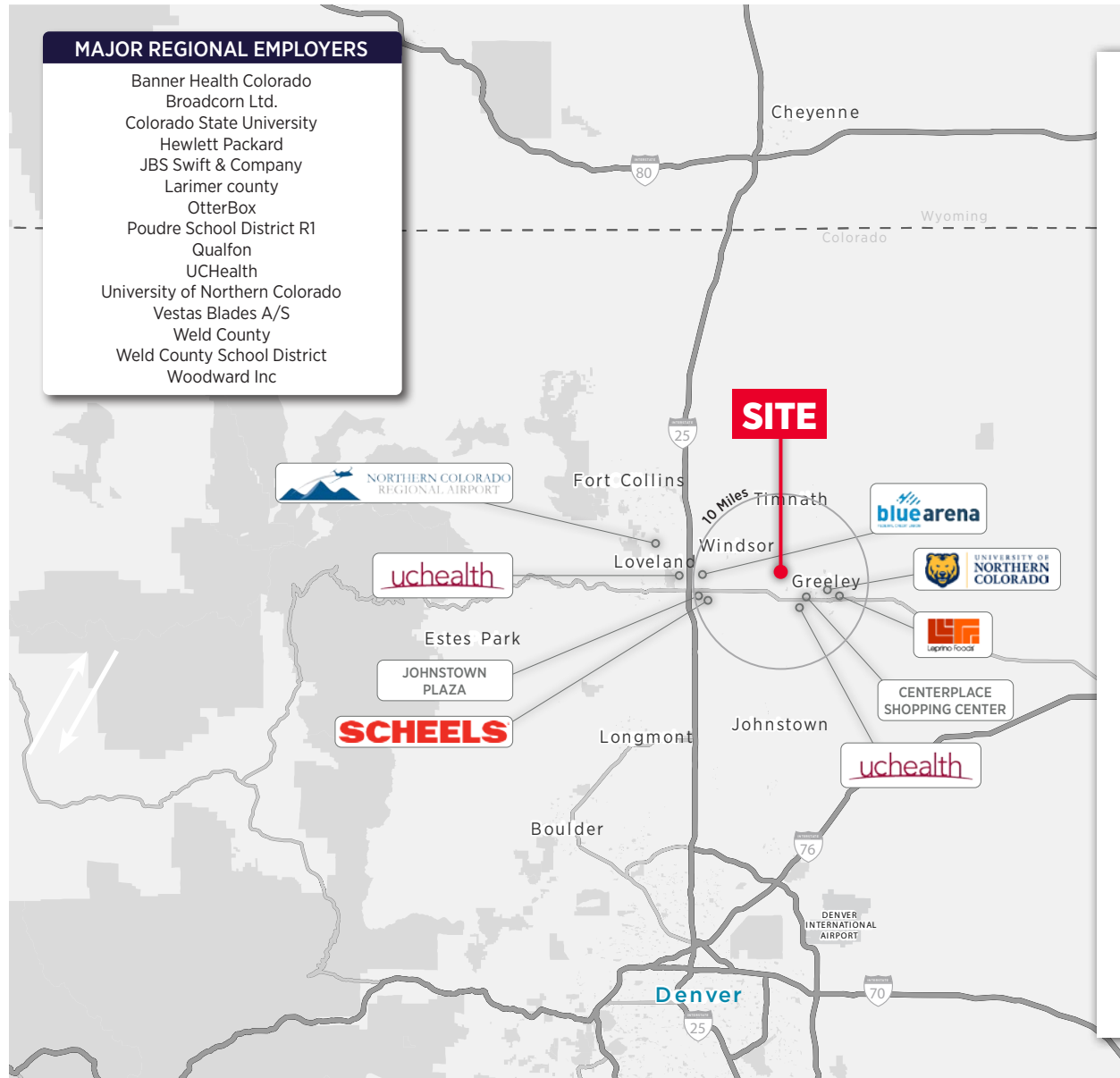
Located at the Northwest Corner of 10th Street and 71st Avenue, this 12.15-acre property offers exceptional potential. With up to 52 acre-feet of raw water available for inclusion in the sale, this site is well-positioned for various development possibilities. The property is also conveniently close to key amenities, including schools, recreational facilities, healthcare, employment hubs, and services. Within just 1/2 mile of the King Soopers grocery-anchored retail center, this location provides unmatched convenience. It presents ideal conditions for various uses such as restaurants, gas stations, retail businesses, hospitality venues, medical facilities, daycare centers, self-storage, and more. This opportunity combines prime positioning with a growing and vibrant community.

- **Zoning:** Multi-Family, Commercial, or Both
- Raw Water Available for Sale at a **25% discount** from Greeley's current cash-in-lieu-fee



NWC W 10TH ST & 71ST AVE

GREELEY, CO 80634



About Greeley, CO

Located about 60 miles north of Denver in Weld County, Greeley is a college town that's home to both the University of Northern Colorado (UNC) and Aims Community College. The city's thriving economy, which is rooted in agriculture and food processing, has been named a "boomtown" and one of the best places to raise a family in Colorado. Greeley is also ranked 5th in job and economic growth and is the 6th fastest growing community in the U.S. *Source: greeleygov.com*

TOTAL POPULATION (2023)

112,242

TOTAL HOUSEHOLDS (2023)

39,346

MEDIAN HOUSEHOLD INCOME (2023)

\$65,476

MEDIAN AGE (2023)

32.7

TOTAL SQUARE MILES (2023)

49.1

TOTAL EMPLOYEES (2023)

47,115

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