



**12.15 DEVELOPABLE ACRES FOR SALE** | ~~\$3,705,000 (\$7.00/SF)~~  
\$2,950,000 (\$5.58/SF)

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



# NWC W. 10TH ST. & 71ST AVE.

## GREELEY, CO 80634

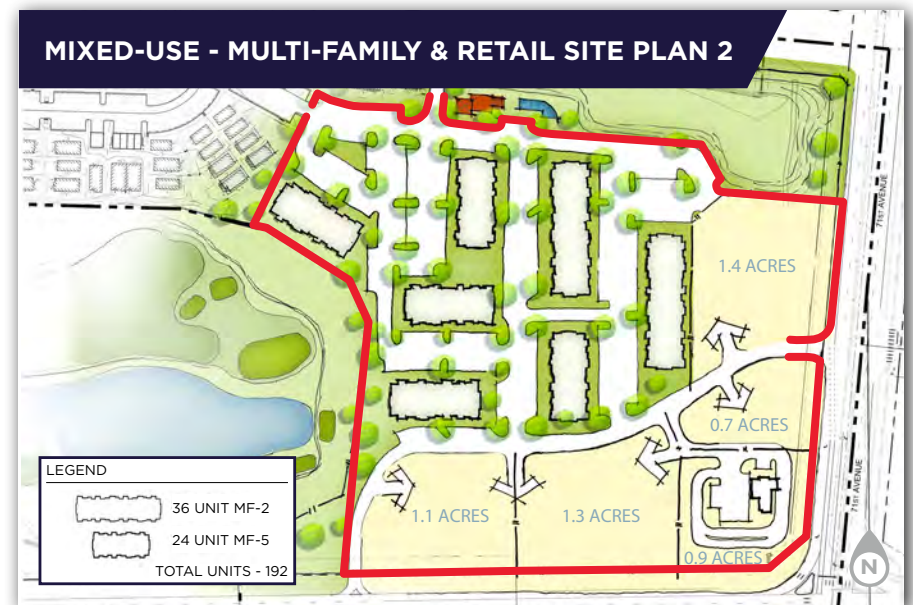
12.15 DEVELOPABLE ACRES WITH UP TO  
52 ACRE FEET OF RAW WATER AVAILABLE

**SALE PRICE:** ~~\$3,705,000 (\$7.00/SF)~~  
\$2,950,000 (\$5.58/SF)

### Property Overview

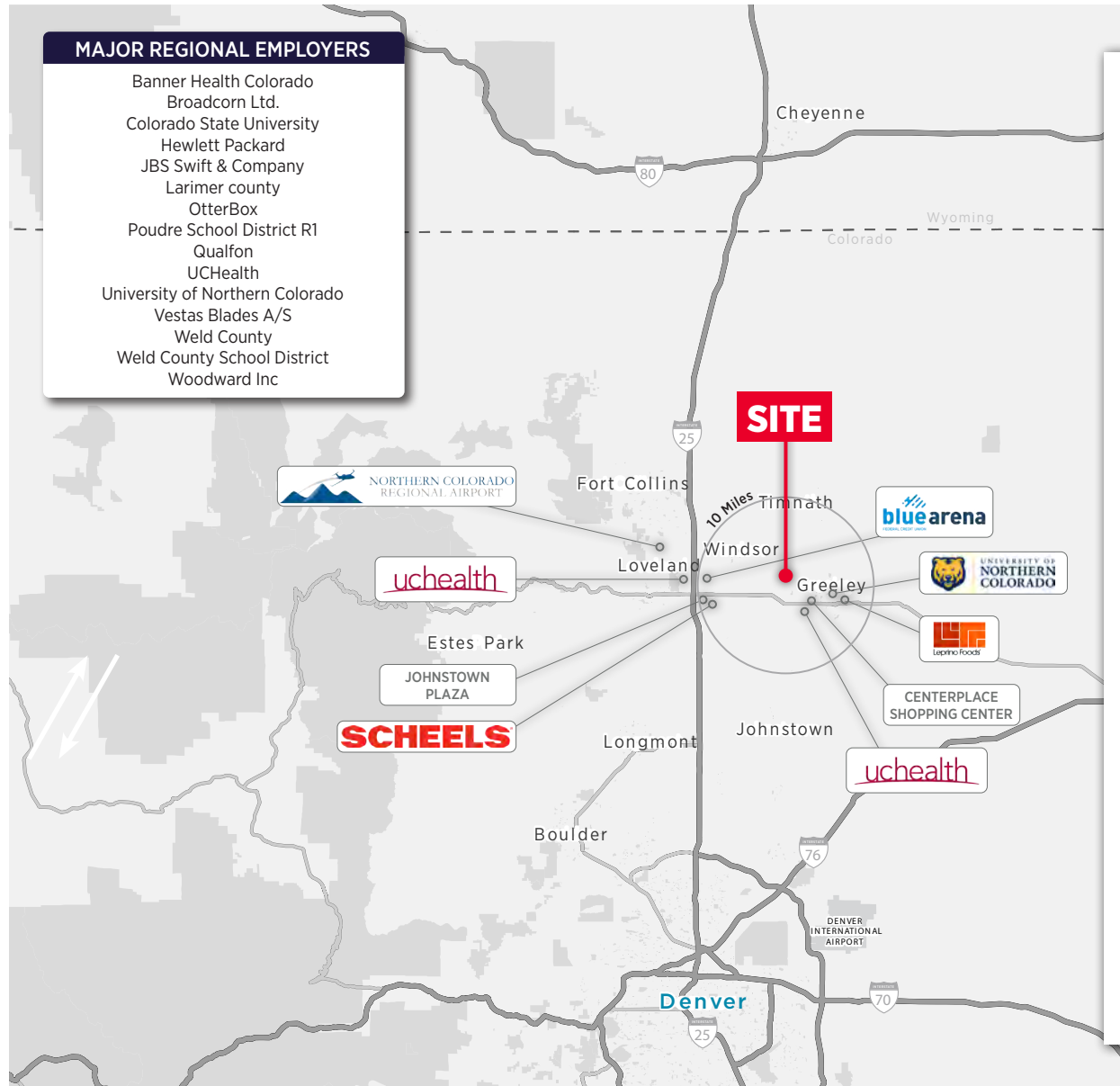
Located at the Northwest Corner of 10th Street and 71st Avenue, this 12.15-acre property offers exceptional potential. With up to 52 acre-feet of raw water available for inclusion in the sale, this site is well-positioned for various development possibilities. The property is also conveniently close 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



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## 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 (2025)

106,043 (5 MILES)

### TOTAL HOUSEHOLDS (2025)

38,719 (5 MILES)

### MEDIAN HOUSEHOLD INCOME (2025)

\$80,886 (5 MILES)

### MEDIAN AGE (2025)

35.3 (5 MILES)

### TOTAL EMPLOYEES (2025)

51,658 (5 MILES)

**FOR MORE INFORMATION, CONTACT:**

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