

NEC WCR 19 & WCR 10 LAND OPPORTUNITY

FORT LUPTON, COLORADO 80621



COMMERCIAL LAND FOR SALE OR LEASE

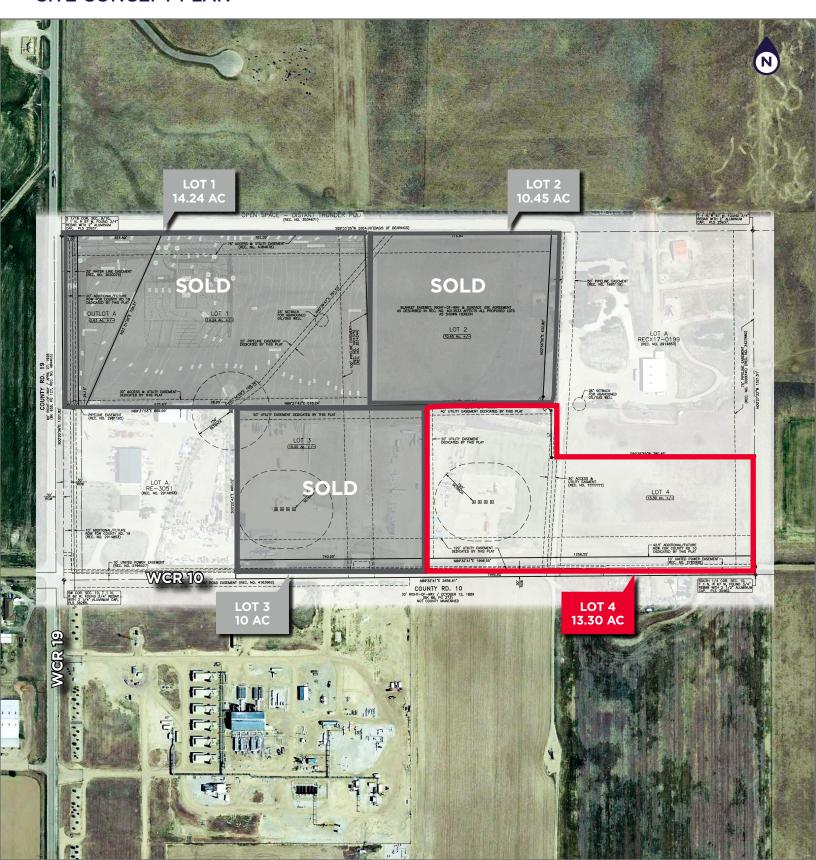
I-1 ZONING FORT LUPTON LAND SIZE 13.30 ACRES SALE PRICE: \$2.00 - 2.50/SF LOT LEASE RATE: \$1,250/ACRE

These industrial lots are located right off Highway 52 between I-25 and Highway 85 giving them a central location to the Northern Colorado market. Lot 4 is 13.30 acres, but can be split in half for a smaller lot. The lots will have utilities to the lot line and will be serviced by a septic system. Please call the listing broker for further details.



COMMERCIAL DEVELOPMENT LAND OPPORTUNITY

SITE CONCEPT PLAN



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cushmanwakefield.com

WELD COUNTY / NORTHERN **COLORADO INDUSTRY HIGHLIGHTS**

- Northern Colorado is home to a diverse set of industries and companies - from Fortune 500 IT corporations and burgeoning startups to world leaders in food and agriculture, energy, and advanced manufacturing. (northerncolorado.co)
- Weld County's major industries are oil and gas exploration and production, agriculture, manufacturing, renewable energy, and other services. (millikenco.gov)
- Top Agricultural Producing County Outside of California (Weld) (northerncolorado.co)
- Weld County has more active wells than anywhere else in the United States, with more than 18,000 wells. (northerncolorado.co)

WELD COUNTY MAJOR EMPLOYERS

- JBS Swift & Company
- Banner Health
- Vestas
- State Farm Insurance Companies
- Halliburton Energy Services
- Teletech
- Noble Energy
- Anadarko Petroleum
- Select Energy Services
- McLane Company, Inc.

(northerncolorado.co)







& StateFarm™

HALLIBURTON

teletech









WELD COUNTY DEMOGRAPHICS

Population

368,063

2029 Population Projection

406.743

Median Household Income

\$96.627

(Esri, 2024)

Number of Employees

183.985

Median Age

35.4

HIGHER EDUCATION





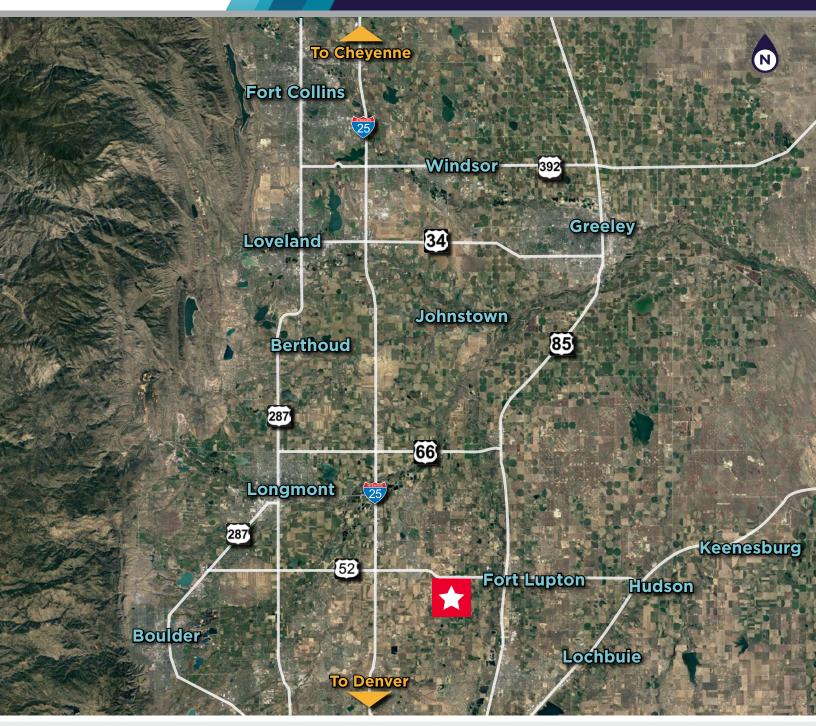






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For more information, please contact:

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