

LAND OPPORTUNITY

FORT LUPTON, COLORADO 80621

**COMMERCIAL LAND FOR SALE OR LEASE****I-1 ZONING
FORT LUPTON****LAND SIZE
13.30 ACRES****LOT
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.



NEC WCR 19 & WCR 10

FORT LUPTON, COLORADO 80621

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)



WELD COUNTY DEMOGRAPHICS

Population	Number of Employees
368,063	183,985
2029 Population Projection	Median Age
406,743	35.4
Median Household Income	
\$96,627	

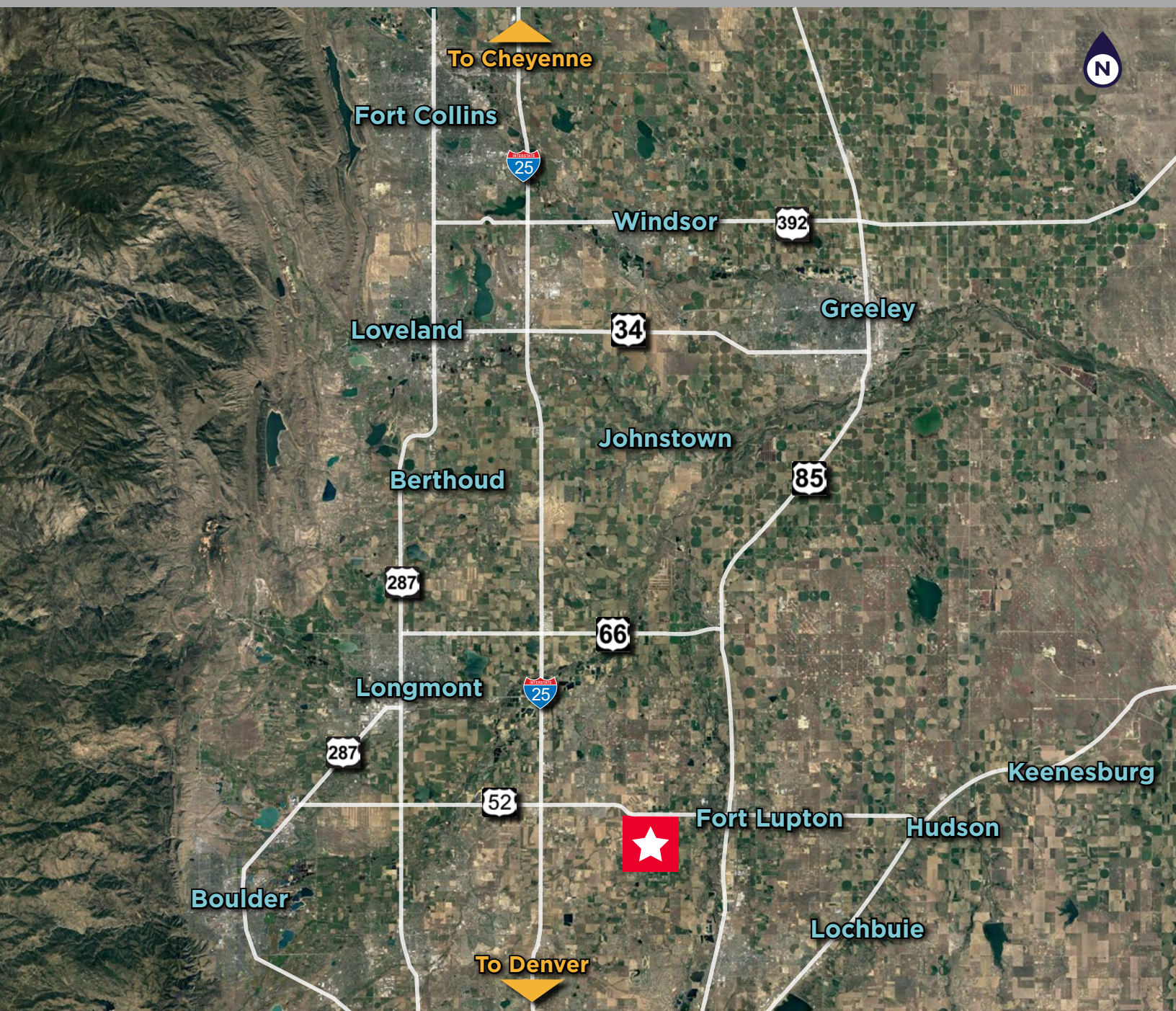
(Esri, 2024)

HIGHER EDUCATION



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For more information, please contact:

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