

# EXCELLENT PROPERTY LOCATED WITHIN THE OPPORTUNITY ZONE

Cty. Rd. 18 & Cty. Rd. 47, Hudson, CO 80642

## FOR SALE



### PROPERTY DESCRIPTION

Perfect 1031 property located within the future path of growth! Approximately \$18,000 per acre for a total of \$22,860,000. Call broker for more information.

### PROPERTY HIGHLIGHTS

- Currently zoned Agricultural land
- Annex and zone into the Town of Hudson, as the Town all ready has nearby Wet utilities that are already in place
- Hudson is able to offer a relatively short time frame to annex and zone the property
- Situated just North of Highway 52 and Interstate 76
- One of the only few large parcels over 1,000 Acres - 2 full sections of continuous land to be developed!
- Take advantaged of Weld County's ability to deliver FDA funding sources as well as their College Fund Program for future residents that have children who attend and graduate form Weld County High Schools
- No mineral rights are available
- Finally, your window of opportunity to work with a pro growth community for future development
- This location has a shorter drive time from here to downtown Denver than the Tech Center to downtown!
- The Town would love to see some new commercial here, and is anxious to have a Grocery store in the plan.
- **Unique opportunity for a master plan developer or large corporate campus user.**

### TOM KAUFMAN

303.669.8118

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The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

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& CO. BROKERAGE INC.

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## WELD COUNTY

- Information provided by [upstatecolorado.org](http://upstatecolorado.org)
- 2.5% unemployment
- **Top 5 Largest Private Employers** - JBS USA & Affiliates, Banner Health: North CO Medical, Vestas, State Farm Insurance & Halliburton
- **Largest Non-Retail Employers** - Greeley/Evans School District 6, University of Northern Colorado, Weld County, City of Greeley & Aims Community College
- **Airports** - Denver International Airport - 6th busiest airport in the US - 30 minute commute for South-Weld; Greeley/Weld County Airport, Erie Municipal Airport & Fort Collins/Loveland Airport
- **Growth** - Weld County has projected growth of 16% between 2010 and 2017.
- **Workforce** - Weld County (Greeley MSA) population growth ranks as the 4th fastest growing MSA in the nation from 2015 to 2016, up from 6th the previous years. (US Census Bureau, 3/2017)
- **Incentives** - visit [upstatecolorado.org](http://upstatecolorado.org) for further information on numerous Taxes & Incentives programs available

## BRIGHT FUTURES - WELD COUNTY'S SCHOLARSHIP FUND

The Bright Futures program was designed with one objective in mind - strengthening the vitality of the Weld County community through its workforce. By nurturing and supporting our young generation, we are building a strong foundation for a stable economy. Understanding the importance of trade skills as well as academic skills, the Board of Commissioners designed the program to financially assist students who pursue post-secondary education or training from an accredited higher-education institution or certified training program. The program is for qualifying Weld County residents who have graduated from high school, GED recipients and honorably discharged U.S. Veterans, after 2016. Qualified and accepted recipients receive financial assistance for pursuing post-secondary education or training from a Title IV accredited higher education institution or certified training program.

## BARR LAKE STATE PARK & RECREATION/THE WILD ANIMAL SANCTUARY

**Barr Lake State Park & Recreation** is a Colorado state park established in 1977 in Adams County near Brighton, CO. The 2,715 acre park has 12 miles of trails, including an 8.8 mile trail that circles Barr Lake. Fishing and boating are allowed in the northern half of the park. Located south of Hudson - within a 15 minute commute from Hudson.

**The Wild Animal Sanctuary** is located within 10 minutes of Hudson, CO. The Wild Animal Sanctuary currently operates two sites within Colorado totaling more than **10,000+ acres!** providing a sanctuary for rescued animals so that they can live and roam freely within large natural habitats with others of their own kind. [www.wildanimalsanctuary.org](http://www.wildanimalsanctuary.org)

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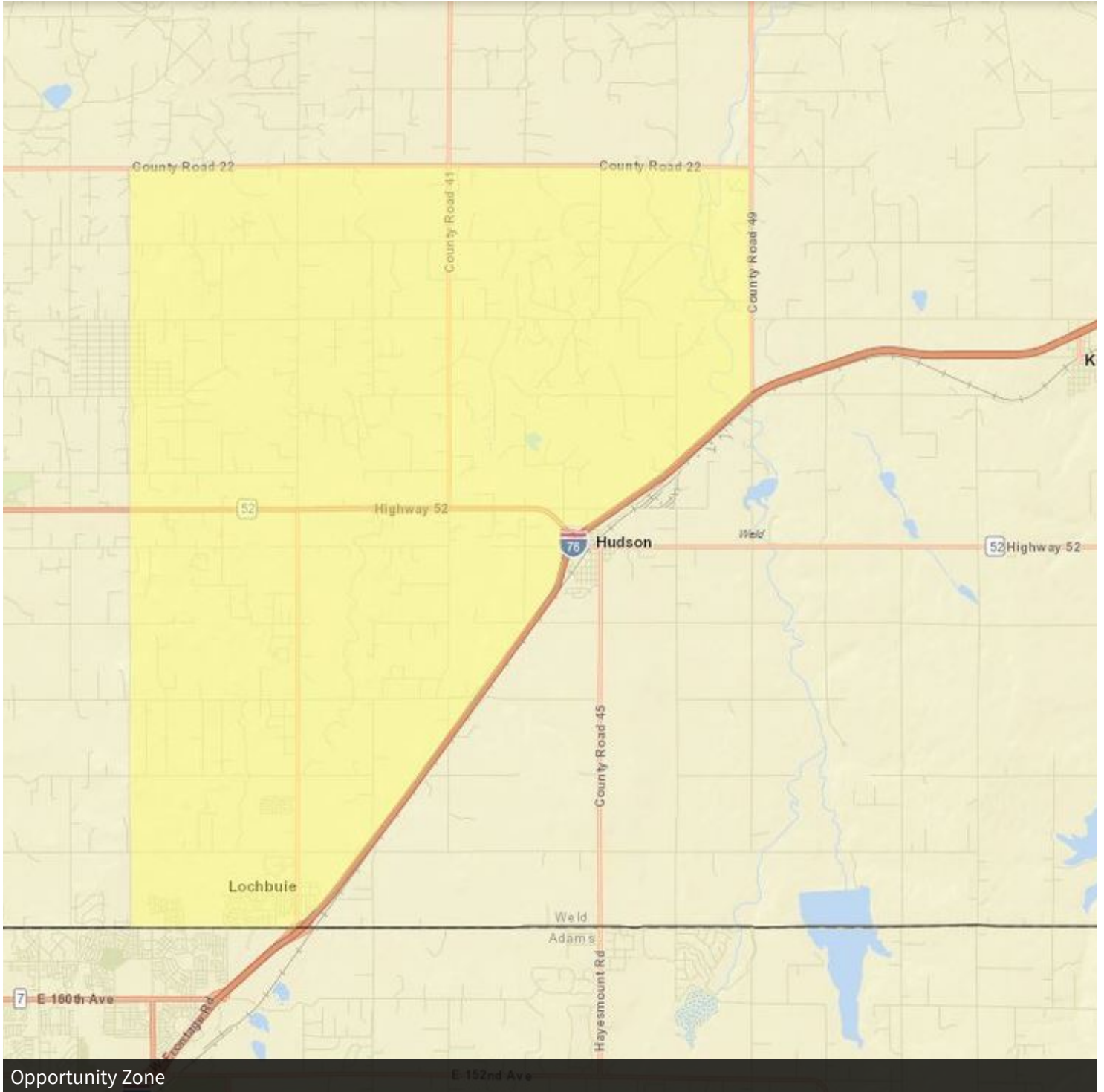
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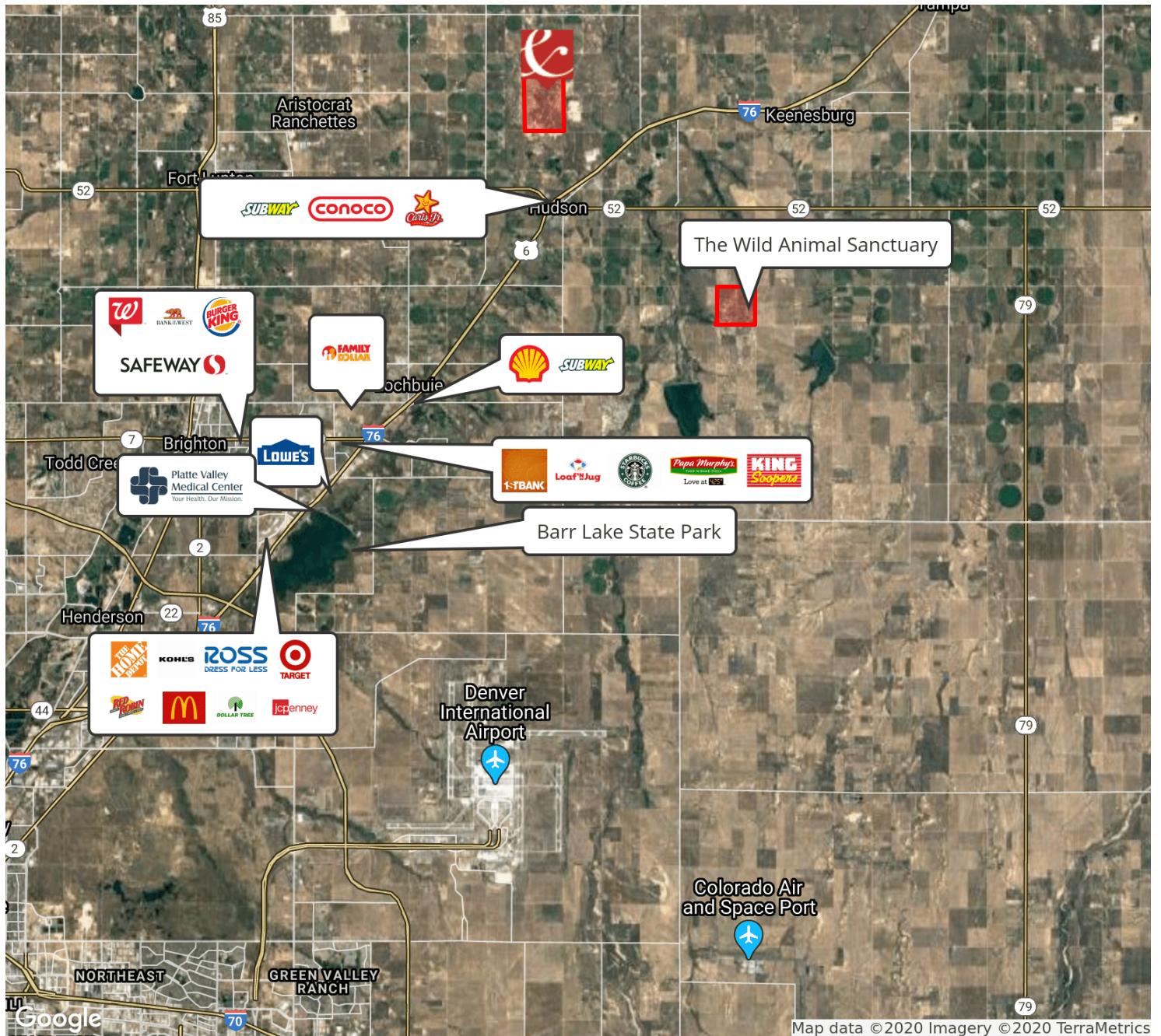
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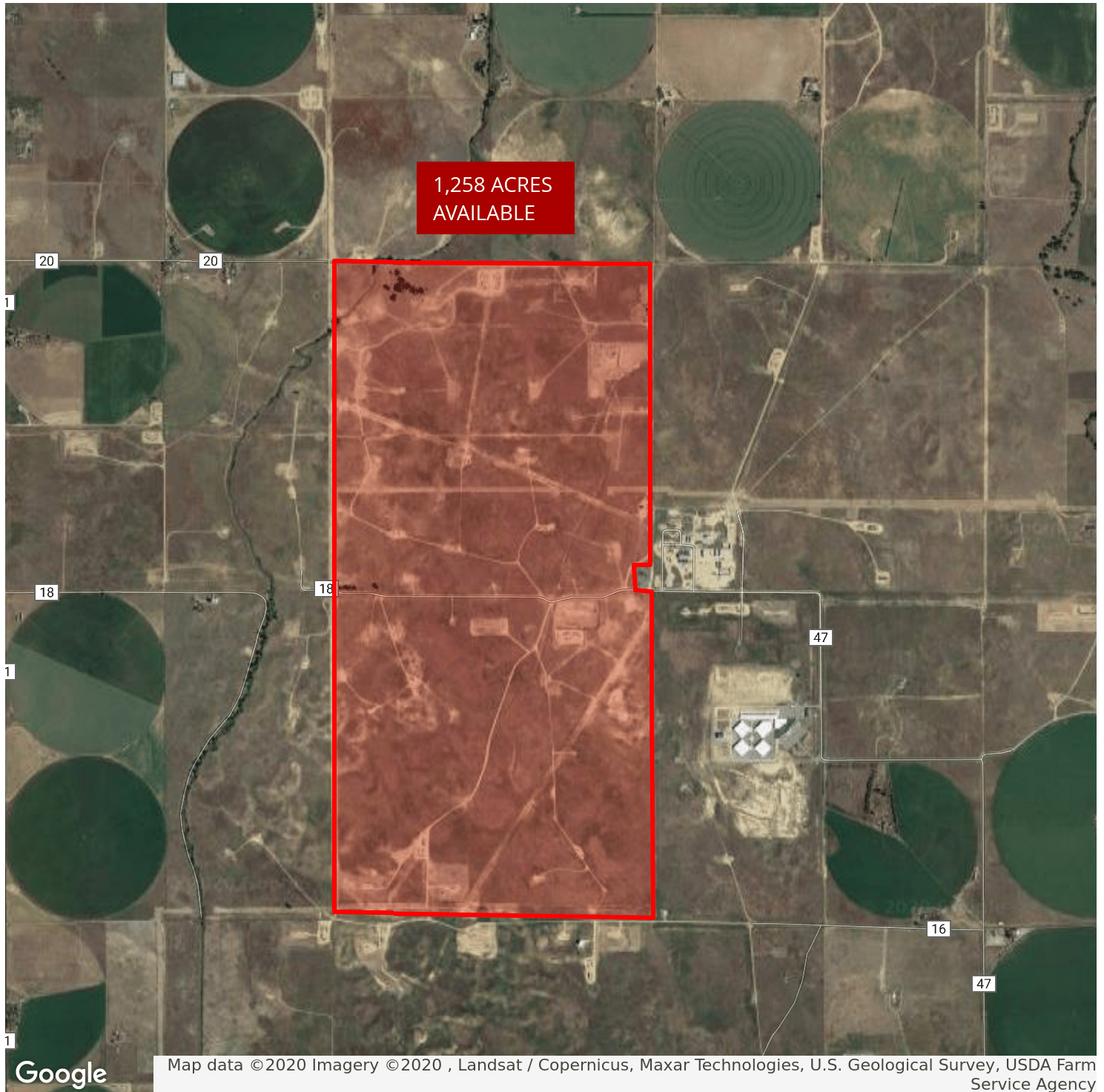
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