

PRIME DEVELOPMENT OPPORTUNITY

SEC Cty. RD 43.5 & Hwy. 52, Hudson, CO 80642

FOR SALE



PROPERTY DESCRIPTION

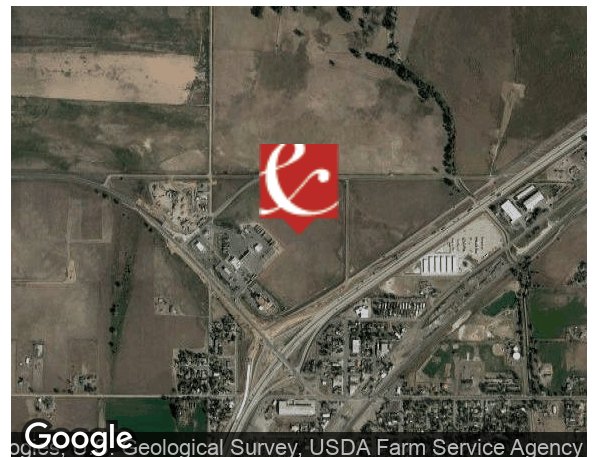
Prime development lot across from Love's Truck Stop

PROPERTY HIGHLIGHTS

- Located within the Hudson Opportunity Zone
- Unique opportunity for Developer!
- Located just West on the I-76/Highway 52 intersection.
- Close to downtown Hudson and the Mainstreet.
- Currently zoned C-1 in the Town of Hudson.
- Superb location for neighborhood services.
- Has a current lease on it for CDOT.
- CDOT is planning a new roundabout and moving the frontage road to better align with the area needs.
- Could be purchased with additional parcels across Highway 52.
- Take advantage of the quickest way from Highway 52 to Downtown Denver.
- 30+ minute drive to Denver International Airport.
- One or more owners currently have active Colorado Real Estate license.

OFFERING SUMMARY

Sale Price:	\$375,000
Lot Size:	0.81 Acres



TOM KAUFMAN

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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.

ANTONOFF
& CO. BROKERAGE INC.

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WELD COUNTY

- Information provided by 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 & For 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 for further information on outnumbers 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 V 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

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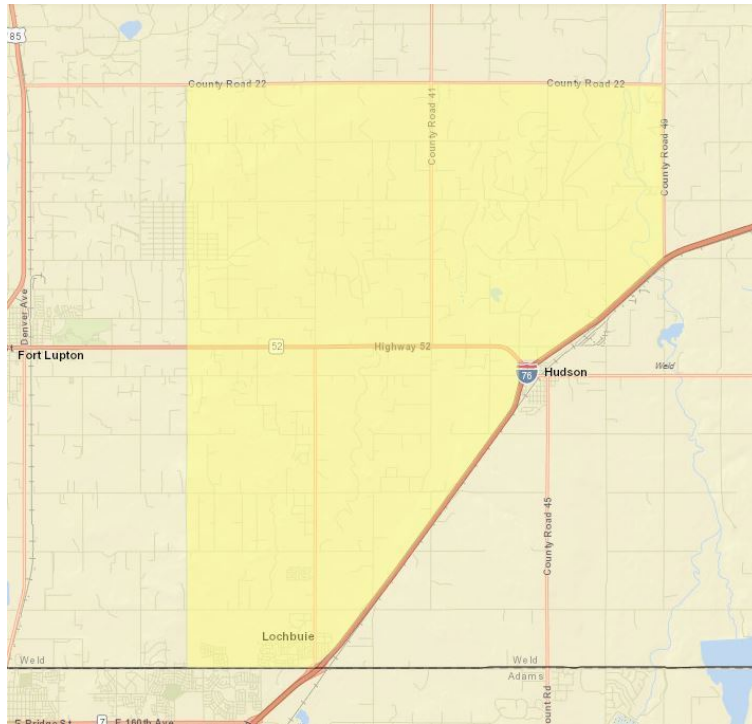
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Additional Photos

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