

**SW of 42nd St & 17th Ave
Evans, CO**

RE/MAX
COMMERCIAL®

**INDUSTRIAL
LAND
FOR SALE
\$2,288,900**



**CALL NOW
970-506-2941**

PROPERTY DESCRIPTION

- ACRE: +/- 25
- ZONING: Industrial
- FRONTING: 42nd St
- LOT: flat-sloping
- SHAPE: Irregular
- SERVICES: to lot line

PROPERTY HIGHLIGHTS

- Near Greeley-Evans central business district
- Great location, near major Highway 85 Lighted intersection to the west
- Good ingress/egress
- Fronting main arterial street, four lane
- Surrounded by industrial Parks

This industrial land is located in Evans, CO, along 42nd St and just west of State Highway 85. The area surrounding this property consists mostly of industrial parks and numerous businesses including many Oil & Gas service companies. The north half of the property is zoned Industrial-Low Intensity and the south half is Industrial-Medium Intensity and ideal for a variety of potential uses including: car wash facilities, flammable Liquids storage, industrial, manufacturing/assembly, mini storage, office, repair, research, retail, warehouse and many other uses. (some uses will require Use by Special Review permit). Lots purchased separately \$2.25/ SF, street front lots are \$3.50/ SF.



**RE/MAX Alliance
Commercial Division
Jim Neufeld
Commercial Advisor**

1275 58th Ave, Suite A
Greeley, CO 80634
970-506-2941
970-381-8475
jneufeld@remax.net

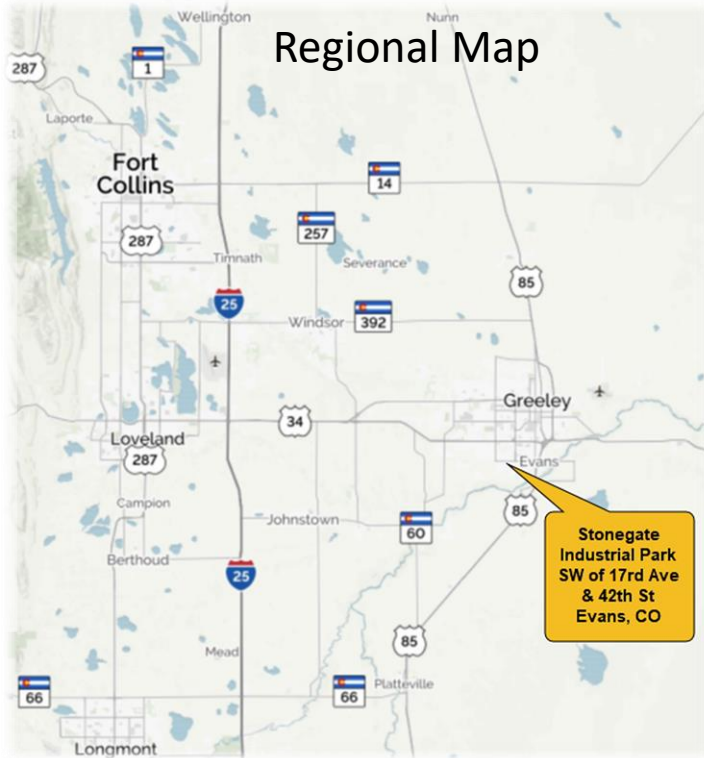
SW of 42nd St & 17th Ave Evans, CO

RE/MAX
COMMERCIAL®

HIGHLIGHTS:

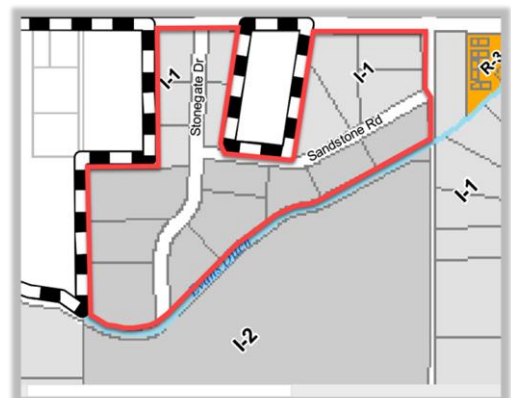
- Greeley Ranked #9 on the 2014 Milken Institute Best-Performing Cities Index
- Forbes named Greeley #2 for Best Small & Medium size City for jobs in 2015
- Greeley in the heart of the DJ-Niobrara O&G Formation one of the largest in the county, stimulating the local economy
- 2015 Greeley MSA ranks fourth in the nation for economic and job growth
- U.S. Census Bureau showing Weld County has the 4th fastest population growth across the country
- 24/7 Wall Street ranks Greeley's MSA 7th fastest job growth in the county

Weld County is the leading county in Colorado for incoming investment (SmartAsset)



Greeley- Evans the largest city in Weld County and the 12th largest city in Colorado

Zoning- I1 & I2



BLOCK:	LOT:	SF	ACRES
1	1	43,591	1
1	2	33,913	0.78
1	3	33,808	0.78
1	4	121,340	2.79
1	5	72,061	1.65
1	6	98,163	2.25
2	1	43,574	1
2	2	42,067	0.97
3	1	54,438	1.25
3	2	75,281	1.73
3	3	46,368	1.06
3	4	42,856	0.98
3	5	46,005	1.06
3	6	51,654	1.19
4	1	80,251	1.84
4	2	69,356	1.59
4	3	50,884	1.17
4	4	54,545	1.25