

# INFILL MIXED-USE (HIGH DENSITY RESIDENTIAL & RETAIL/COMMERCIAL) DEVELOPMENT LAND OPPORTUNITY

IN BETWEEN 10TH STREET & 13TH STREET AT THE NEC OF 13TH STREET & 65TH AVE

**FOR SALE**  
 NEC 13TH ST & 65TH AVE  
 GREELEY, CO 80634

**Colorado State Demography Office predicts Greeley will more than double in population by 2050!**

**37.2± ACRES OF LAND FOR SALE**

## AVAILABLE FOR SALE (TOGETHER OR SEPARATELY)

<b>SIZE</b>	Site A: 6.55± Acres to 22.64± Acres Site B: 14.56± Acres Total: 37.20± Acres
<b>SALE</b>	Site A: (6.55± Acres) \$1,711,908 (\$6.00/sf) Site A: (16.09± Acres) \$3,497,391 (\$4.99/sf) Site B: \$2,695,000 (\$4.25/sf) Total: \$7,904,299 (\$4.88/sf)

**GREELEY #1 NATIONWIDE FOR GROWTH IN JOBS AND THE ECONOMY <sup>1</sup>**

**Greeley MSA ranks as nation's third fastest growing <sup>2</sup>**

**Weld County ranks within top 10 nationally in population growth <sup>3</sup>**

1) WalletHub  
 2) U.S. Census Bureau  
 3) Bureau of Labor Statistics



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# EXECUTIVE SUMMARY

## NE CORNER OF 65TH AVE AND 13TH STREET, GREELEY, COLORADO

### THE SITES

Infill mixed-use (high density residential and retail/commercial) development sites for sale, located in between 10th Street and 13th Street at the NEC of 13th Street and 65th Avenue in west Greeley ("Sites"). This opportunity is rare due to the scarcity of large tracts of land available in vibrant infill locations in Greeley, and may be ideal for mixed-use or multifamily developers. Site A consists of 3 separate legal parcels of approximately 6.55 acres, 11.60 acres, and 4.49 acres. The 6.55 acre parcel is currently zoned C-H (Commercial High Density) and is attractive for neighborhood retail or other commercial development. The remaining 16.09 acres to the south and east along 13th Street is currently zoned H-A (Holding Agriculture) but the City has shown interest in potentially rezoning to R-H (Residential High Density). Site B consists of approximately 14.56 acres of land also currently zoned as H-A but with future proposed rezoning to R-H. Combined, these parcels offer a prime opportunity for new mixed-use development within an established and well supported area of west Greeley.

### AREA INFORMATION

- **LOCATION:** Established area in west Greeley near the Twin Rivers Family FunPlex, Youth Sports Complex, Farr Regional Library, and surrounded by retail, restaurants, schools, golf courses, employment and residences, with easy access to major highways and the overall region.
- **MAJOR EMPLOYERS IN THE AREA:** UCHealth, Banner Health/North Colorado Medical Center, JBS USA, University of Northern Colorado, Aims Community College, Leprino Foods, TeleTech, Anadarko Petroleum, and many more.
- **EDUCATION:** Northern Colorado features two major universities: The University of Northern Colorado (12,862+ students) and Colorado State University (33,877+ students). Both are significant employers and contribute greatly to the vibrancy of the regional and local economies by providing jobs, an educated workforce, and technology transfer to the private sector.
- **SERVICES & PUBLIC AMENITIES:** Extensive shopping and dining, cultural and recreational amenities, numerous golf courses and health care facilities.
- **RESIDENTIAL DEMAND:** Due to the desirability of northern Colorado and lack of supply of developed residential lots, the region has experienced above average appreciation in relation to other areas of the state. The City of Greeley has recently adopted a strategic housing plan which can be found [here](#).

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## PROPERTY HIGHLIGHTS

- Minutes to I-25, Highway 85, Highway 257, University of Northern Colorado, Aims Community College, downtown Greeley and more.
- Near an abundance of retailers, restaurants, schools, health care and employment.
- Quick access to Highway 85 leading to Denver International Airport.
- Frontage on both 10th Street and 13th Street for ideal mixed use or multifamily development.
- Approximately 6.5 Acres of C-H zoned land ideal for neighborhood retail or other commercial development.

<b>SITE SIZE</b>	Site A: 6.55± Acres 16.09± Acres Site B: 14.56± Acres <b>Total: 37.20± Acres</b>
<b>SALE PRICE</b>	Site A (6.55± Acres): \$1,711,908 (\$6.00/sf) Site A (16.09± Acres): \$3,497,391 (\$4.99/sf) Site B (14.56± Acres): \$2,695,000 (\$4.25/sf) <b>Total: \$7,904,299 (\$4.88/sf)</b>
<b>ZONING</b>	C-H (Commercial High Density) H-A (Holding Agriculture)

# PROPERTY & ZONING INFORMATION

## PROPERTY DETAILS:

**COUNTY:** Weld

**PARCEL #'S:** Site A: 095909100028 ; 095909100002 ; 095909100030  
Site B: 095909100004

**SITE SIZE:** Site A: 6.55± Acres (285,318± SF)  
11.60± Acres (505,296± SF)  
4.49± Acres (195,584± SF)  
Site B: 14.56± Acres (634,234± SF)  
**Total: 37.20± Acres (1,620,432± SF)**

**MILL LEVY:** SITE A: 88.185  
SITE B: 88.185



## SCHOOL DISTRICT:

- District: Weld County School District 6
- Elementary School: Monfort Elementary
- Middle Schools: Frontier Academy or University School
- High School: Greeley Central High School or Frontier Academy

## UTILITIES:

### WATER:

Water lines adjacent to site along 10th Street and 13th Street

The City of Greeley has significant water resources, including thousands of ac-ft of water storage and reserves, and has recently adopted a favorable water policy with attractive cash-in-lieu pricing of \$36,500 per ac-ft (as of March, 2021– contact City of Greeley for more information).

### SANITARY SEWER:

Sanitary sewer lines adjacent to site along 10th Street and 13th Street.

## ZONING:

- **Site A:** Approximately 6.55 acres currently zoned C-H (Commercial High Density) and 16.09 acres currently zoned H-A (Holding Agriculture), with potential City support of rezoning to R-H (Residential High Density).
- **Site B:** Approximately 14.56 acres currently H-A (Holding Agriculture), with potential City support of rezoning to R-H (Residential High Density).

Please see the Greeley Land Use Code for a complete list of uses and other important zoning standards. For Zoning Information from City of Greeley regarding permitted uses: [Click Here](#)

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# FANTASTIC MOUNTAIN VIEWS FROM SITE



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# LOCATION MAP



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# DEMOGRAPHICS AND ACCOLADES

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2020 Est. Population	8,816	59,561	127,841
2025 Projected Population	9,635	64,369	137,302
2020 Est. Avg. HH Income	\$118,008	\$98,843	\$80,232
Median Age	40.8	37.0	32.2
Daytime Employment	6,073	26,057	57,834

Source: Site To Do Business, November, 2020

## COMMUNITY ACCOLADES

Northern Colorado communities are consistently being recognized on “top and best of” lists.

- Greeley MSA ranks #3 nationwide for one-year population growth rate (U.S. Census Bureau - March, 2020)
- Greeley ranks #5 in Top 10 Boomtowns in America (SmartAsset - December 2019)
- Greeley MSA ranks as seventh-fastest-growing in country (U.S. Census Bureau - April, 2019)
- Greeley ranked #25 as America’s most innovative cities, with 98.82 patents files per 100,00 residents. (24/7 Wall Street - November, 2018)
- Greeley ranks #1 nationwide for growth in jobs and the economy. (WalletHub - October, 2018)
- Greeley MSA ranks as nation’s fourth-fastest-growing. (U.S. Census Bureau - March, 2017)
- Weld County ranks 3rd nationwide for job growth. (Bureau of Labor Statistics - Q3’, 2017)
- Weld County GDP growth in 2017 No. 6 in the nation. (U.S. Department of Commerce - September, 2018)
- Greeley ranked in ‘Top 20 Cities to Raise a Family’. (SmartAsset - November, 2017)
- Greeley Metropolitan Area ranks #7 Fastest Job Growth in nation. (24/7 Wall Street - August, 2017)
- Weld County is #1 in the State for Incoming Investment with an index of 64.53 (SmartAsset - 2017)

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## HOUSING STATS



Median Home prices in Greeley/Evans area increased by 10.9% YOY  
(as of October 2020, Source: IRES/BizWest)



Greeley/Evans Detached Home Prices | Average: \$353,818; Median: \$337,500  
(October 2020, Source: IRES)



Greeley/Evans Attached Home Prices | Average: \$266,251; Median: \$245,000  
(October 2020, Source: IRES)



Approximately 9,500 new home starts in Weld County in past year.  
(as of Q2’, 2018 Source: Metrostudy)

# NORTHERN COLORADO: HIGH QUALITY OF LIFE & RAPID GROWTH

Northern Colorado is characterized by front range views and activities such as outdoor parks and trails, pristine golf courses, shopping, art galleries, restaurants, breweries and distilleries.

## DRIVE TIMES

King Soopers Marketplace (71st Ave & 10th Street)	3 minutes
Highway 257	6 minutes
Aims Community College	6 minutes
UCHealth Greeley Hospital	8 minutes
Downtown Greeley	8 minutes
University of Northern Colorado	12 minutes
Greeley Mall	13 minutes
Highway 85	13 minutes
I-25	15 minutes
Downtown Windsor	15 minutes
Downtown Loveland	25 minutes
Downtown Fort Collins	35 minutes
Denver International Airport	60 minutes
Downtown Denver	70 minutes

Source: [www.google.com/maps](http://www.google.com/maps)

## NEARBY CATALYSTS

**Northern Colorado Regional Airport**

**University of Northern Colorado**

**Medical Center of the Rockies - Regional Hospital**

**Budweiser Events Center 7,000 seat Event Center**

**SCHHEELS at Johnstown Plaza 250,000 sq. ft. All Sports Superstore**

**UCHealth - Greeley Hospital**

**Centerplace Shopping Center**

**Leprino Foods**

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Representative Photos

# LOCATION INFORMATION

**NORTHERN COLORADO** Nestled between the Rocky Mountains, Colorado's high plains and Denver International Airport – Northern Colorado communities consistently rank as some of the best locations in the country for business, lifestyle and craft beer.

**CENTRAL LOCATION**

**POPULATION & EMPLOYMENT GROWTH**

**PATH OF DEVELOPMENT**

**QUALITY OF LIFE**

Northern Colorado's trade area consists of approximately 845,000 people (within 30 miles of I-25 & US 34). The trade area is well-known for its high quality of life and is home to two major universities, a young, well educated, population, and a diverse and well compensated workforce. Northern Colorado offers outdoor activities and recreation for every season. With ideal proximity to Rocky Mountain National Park and Estes Park as the main gateway, residents enjoy an active lifestyle through activities such as mountain biking, backpacking, kayaking, rafting and camping, and have easy access to world-class skiing and snow sports in the Rocky Mountains.

**Colorado State Demography Office predicts Greeley will more than double in population by 2050.**

Source: Denver Post

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# AREA GROWTH

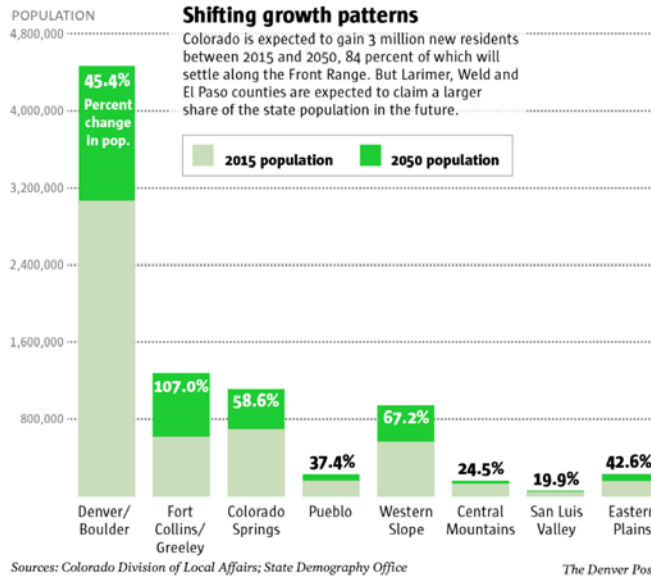
## GREELEY & FORT COLLINS WILL MORE THAN DOUBLE.

[View full article](#)

Northern Colorado and the Western Slope will claim larger shares of Colorado's population as the state adds 3 million new residents over the next three and a half decades, according to state forecasts.

Greeley and Fort Collins will more than double in population and the Western Slope will grow by two-thirds by 2050, the State Demography Office predicts, while Denver, Boulder, Pueblo and the central mountain resorts will grow at slower rates. Also, El Paso County will overtake a built-out Denver County as the state's most populated.

Between 2015 and 2050, Colorado will add the equivalent of another metro Denver, on its way to 8.46 million residents. Though it's a lot of people, the state's rate of growth actually is predicted to slow during that period as the baby boomer generation moves on.



## GREELEY WELL PREPARED FOR POPULATION GROWTH. [View full article](#)

Weld County is one of the three fastest-growing counties in Colorado, the other two being Larimer and El Paso.

Since 2010, nearly 600,000 residents have moved to Colorado. Much of that growth has come along the Front Range, including Greeley and Weld County.

Mayor John Gates and City Manager Roy Otto said Greeley is well positioned for what the future holds. Infrastructure, Gates said, is a priority. Since 2015, when the taxpayer-approved Capital Improvement Plan went into effect, the city has spent \$14 million annually on roads. Recent improvements include the widening of 20th Street, paving parts of 16th Street, and the replacement of the 71st Avenue bridge over Sheep Draw.

In addition, City Manager Roy Otto said the city has \$12 million in reserves, thanks in part to one-time oil and gas royalties. Projects that could be funded — and which are pending council approval — include quiet railroad crossings, East 8th Street improvements and helping to fund the Greeley/Windsor combined broadband study.

Otto also pointed to current construction projects — approved and in the design stages — that he said will have a positive impact on the growing area. Five residential developments representing 650 units are shovel-ready, three new developments are in the approval process, and seven more are in the design process.



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