

# LAND FOR SALE IN EVANS, COLORADO

37TH STREET & 35TH AVENUE | EVANS, COLORADO



## INFORMATION

- One of the fastest growing areas in Colorado
- Next to Walgreens at signalized intersection
- Close proximity to Hwy 34 retailers in Greeley
- Aggressive pricing for pads
- Wide variety of uses allowed

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Est. Population	11,611	71,977	135,934
Avg Household Inc	\$69,020	\$71,933	\$70,328
Employees	2,506	22,919	52,385
Businesses	259	2,338	4,924

Source: Applied Geographic Solutions 2018

## TRAFFIC COUNTS

On 35th Ave south of Hwy 34	19,220 cars/day
On 37th St west of 35th Ave	10,250 cars/day <sup>1</sup>

Source: City of Greeley 2018, '2006

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