

## Fox Run Business Park Lots Greeley, CO

**RE/MAX**  
COMMERCIAL

**PRIME  
COMMERCIAL  
LAND**

**FOR SALE  
COMMERCIAL  
LAND  
\$6.56/SF  
\$710,000**



This commercial land is located in west Greeley, Colorado near State Highway 34 Business Route (10th St) Greeley's business corridor and 1 block north of the 20<sup>th</sup> St a main arterial street, in a leading business-office district on the west side of the city.

This property is one the few remaining prime land parcels along west 20<sup>th</sup> St. In the heart of the retail and residential growth area of the city. Surrounded by most amenities including: nearby schools (Four K-12 schools within 1 mile), retail, restaurants, medical offices, near a King Soopers grocery store & just blocks from the Highland Hills Golf course.

### LAND HIGHLIGHTS:

- ✓ ACRES: 2.48 (both lots)
- ✓ LOT: Flat terrain
- ✓ SHAPE: Irregular
- ✓ UTILITIES: At/near lot lines
- ✓ Highway 34 Business just north & Highway 34 By-Pass just to the south
- ✓ Greeley traffic count study 2018 AADT = 17,487

### USE HIGHLIGHTS:

- ✓ ZONING: Commercial Low-Intensity
- ✓ Possible uses include: Veterinary Clinic, Art/Dance Studio, Medical/Dental Offices, Personal Service Shops, print/Copy Shops, Cafes & Eating Establishments, Live/Work (by Design Review) & many other uses.
- ✓ Several retail & housing developments planned nearby
- ✓ HEIGHT: Building height 30'



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

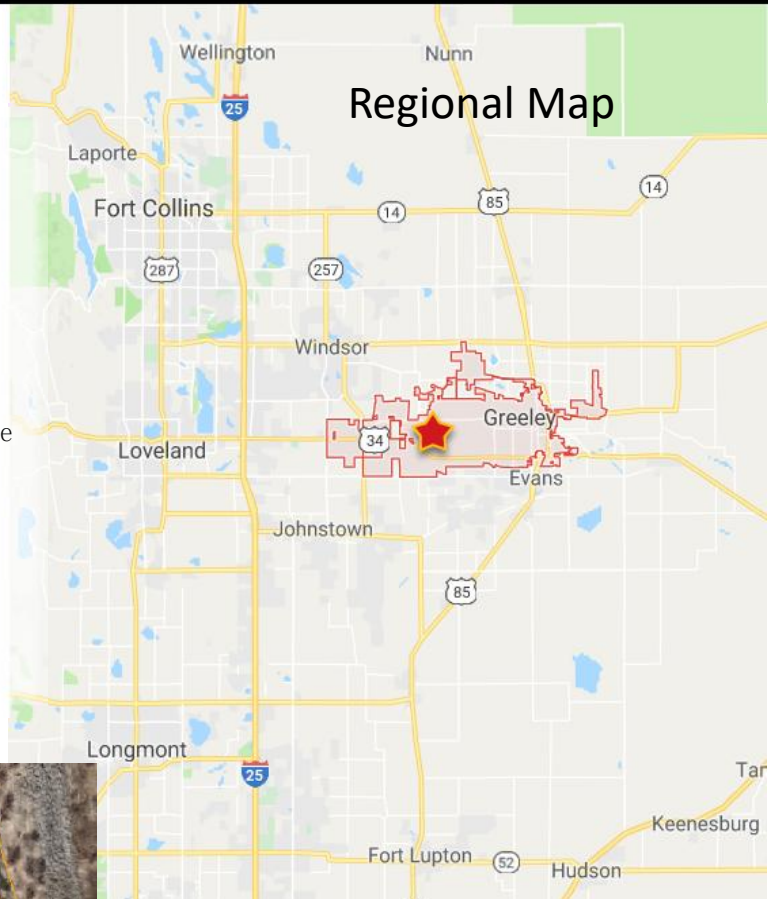
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### HIGHLIGHTS:

- ✓ Greeley Ranked #1 for Jobs and Economy by WalletHub (October 2018)
- ✓ Forbes named Greeley #2 for Best Small & Medium size City for jobs in 2015
- ✓ Greeley-Evans the epicenter of the DJ-Niobrara O&G formation one of the largest in the county, stimulating the local economy
- ✓ U.S. Census Bureau showing Weld County has the 4<sup>th</sup> fastest population growth across the country
- ✓ 24/7 Wall Street ranks Greeley's MSA 7<sup>th</sup> fastest job growth in the county



**Weld County is the leading county in  
Colorado for incoming investment  
(SmartAsset-2017)**

Lot 3B: \$305,000, .96 AC  
Lot 5: \$405,000, 1.523 AC

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