



A Safeway-anchored retail center having 16 tenants plus a Grease Monkey, Ace Hardware and a Safeway gas station is across the street from the subject lots. The Fort Lupton Community and Recreational Center, Salud Family Health Center, is just a block west of the Safeway. The Bank of Colorado and O'Reilly Auto Parts is across the street. Fort Lupton has 29 restaurants and fast food outlets in the city. Drive times to Fort Lupton are as follows:

DIA:	30 minutes
Commerce City:	30 minutes
Denver:	45 minutes
Boulder:	25 minutes
Longmont:	35 minutes
Fort Collins:	40 minutes
Greeley:	20 minutes
Frederick:	15 minutes
Dacono:	12 minutes
Firestone:	15 minutes
Brighton:	8 minutes

Drive times are estimates and may vary due to traffic and weather.



**Offered by Fuller Real Estate:**

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**8 COMMERCIAL SITES TO BE PAD-READY**  
 VINCENT VILLAGE - SEE INSERT  
 NEC SH-52 & ROLLIE AVE., FORT LUPTON, COLORADO 80621



Fort Lupton truly exemplifies small-town values and a tremendous quality of life. The city is located in a rural setting but is strategically located at the intersection of U.S. 85 and SH 52, providing easy access to the entire front range, major commercial hubs and Denver International Airport. Huge oil and gas discoveries in the Niobrara formation have solidified the presence of oil and gas companies and their service related suppliers in the Fort Lupton area. This 12.35± acre offering consists of eight to be curbed-in pad sites ranging from .77 acres to 2.52 acres. **Low development and low cash-in-lieu of water fees. Fort Lupton currently has water for an additional 2,200± homes. The lots are zoned commercial, entitled and platted.**

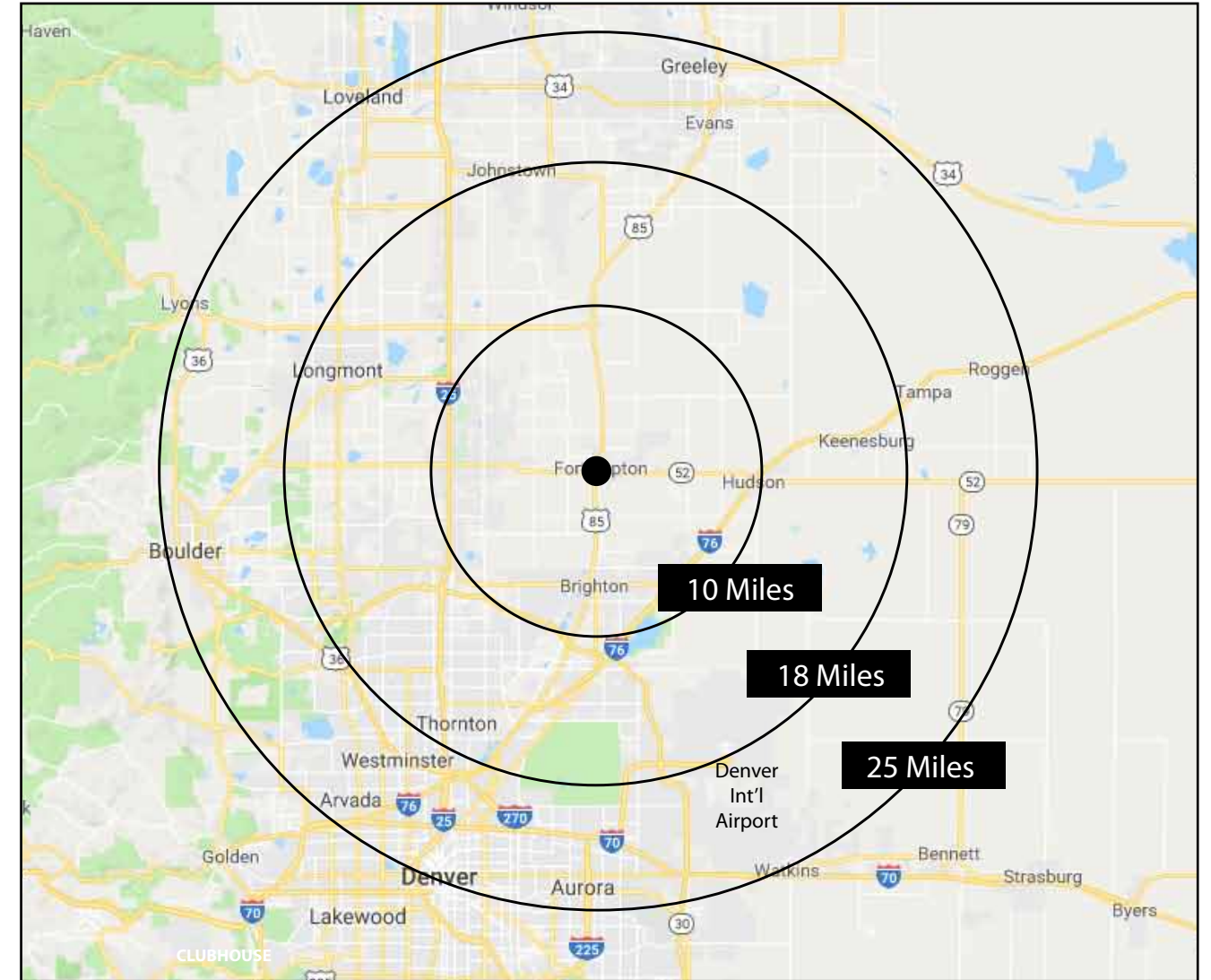


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## DEMOGRAPHICS

	3 Miles	5 Miles	Trade Area*
Population:	10,623	13,288	38,128
Ave. Household Income:	\$72,605	\$76,233	\$63,055
Ave. Household Size:	3.0	3.0	
Renter Occupied:	31%	52%	
Median Age:	33.9	34.6	33.9
Daytime Employment:	3,487	6,007	
Travel Time to Work:			
30 Minutes of Less	46.83%	45.44%	
30-60 Minutes	39.74%	40.69%	
60+ Minutes	13.43%	13.87%	

\*Trade area defined as within a 15 minute drive at the posted speed limits.

Source: CoStar

## FORT LUPTON COMMUNITY PROFILE

### Highways and Interstates

Fort Lupton is located only a short distance from the Denver metro area at the historical site of the earliest fort in northern Colorado. The City is only 25 miles from Denver and Greeley and 10 miles from interstate highways, I-25 and I-76. Fort Lupton is also served by US 85, a major north/south arterial and Highway 52, an east/west regional State Highway.

### Airports

Fort Lupton is only a short distance from Denver International Airport (DIA), the 10th busiest airport in the world and 5th busiest in the United States. 11 smaller airports are located within 50 miles of Fort Lupton.

### Colleges and Universities

Aims Community College is located in the city. The University of Colorado at Boulder is located west on Hwy 52. The University of Northern Colorado in Greeley and Colorado State University in Fort Collins are all within an easy commuting distance of Fort Lupton.

### Hospitals/Medical Centers

Salud Family Health Center and the Platte Valley Medical Center are located in Fort Lupton. Additional medical facilities are located in nearby Brighton, Westminister and Thornton.

### Recreation

Coyote Creek Golf Course is a beautiful, 18-hole municipal course located on the east side of town and adjacent to the subject property. The Fort Lupton Community and Recreational Center is a state-of-the-art building offering a wide variety of activities is only a short 2-block walk. There are 12 parks in and around Fort Lupton that provide miles of hiking trails