

13030 Hwy-85 Fort Lupton Colorado

WELD COUNTY, COLORADO 80621



Weld County-Auto Sales & Repair



BLACKFOOT PROPERTIES

Property Size
3.32 Acres

Zoning
USR – Commercial
Vehicle Sales & Servicing

Property Breakdown

Property Specs

Site Overview:

| | |
|--------------|---------------------|
| Size | 3.325 |
| Building 1 | 9,360 sf |
| Building 2 | 6,000 sf |
| Zoning | USR |
| Municipality | Unincorporated Weld |

This well-located Highway 85 vehicle sales and service property sits on 3.325 acres and features over 15,000 SF of newer shop space (built in 2018), along with an on-site house.

The improvements were designed for truck and vehicle maintenance, with multiple in-place lifts and a functional layout suitable for a wide range of automotive and fleet users.

The property offers excellent frontage and visibility along Highway 85, providing strong exposure for both owner-users and investors.

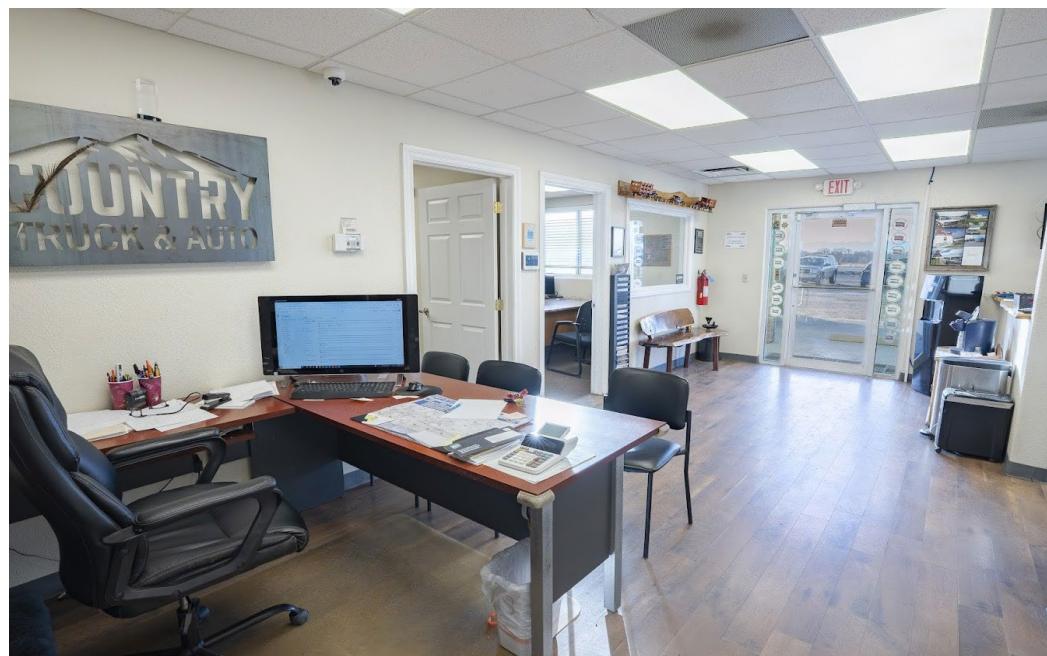
A significant advantage for vehicle sales and servicing is Weld County's 2.9% sales tax, which can materially benefit high-value vehicle and equipment transactions.

The approximate 0.6 acres of adjacent CDOT right-of-way currently permitted for outdoor storage. There is also an opportunity to lease 4 additional acres directly behind the property from BNSF Railway, offering potential expansion or additional storage capacity.

Motivated seller.

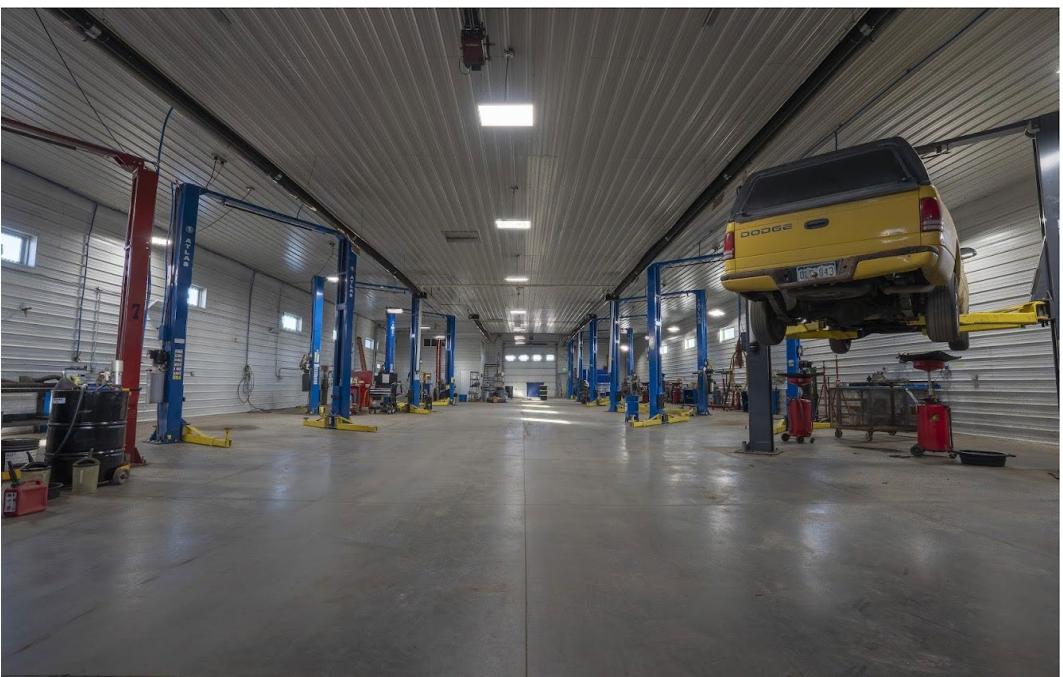


Building 1

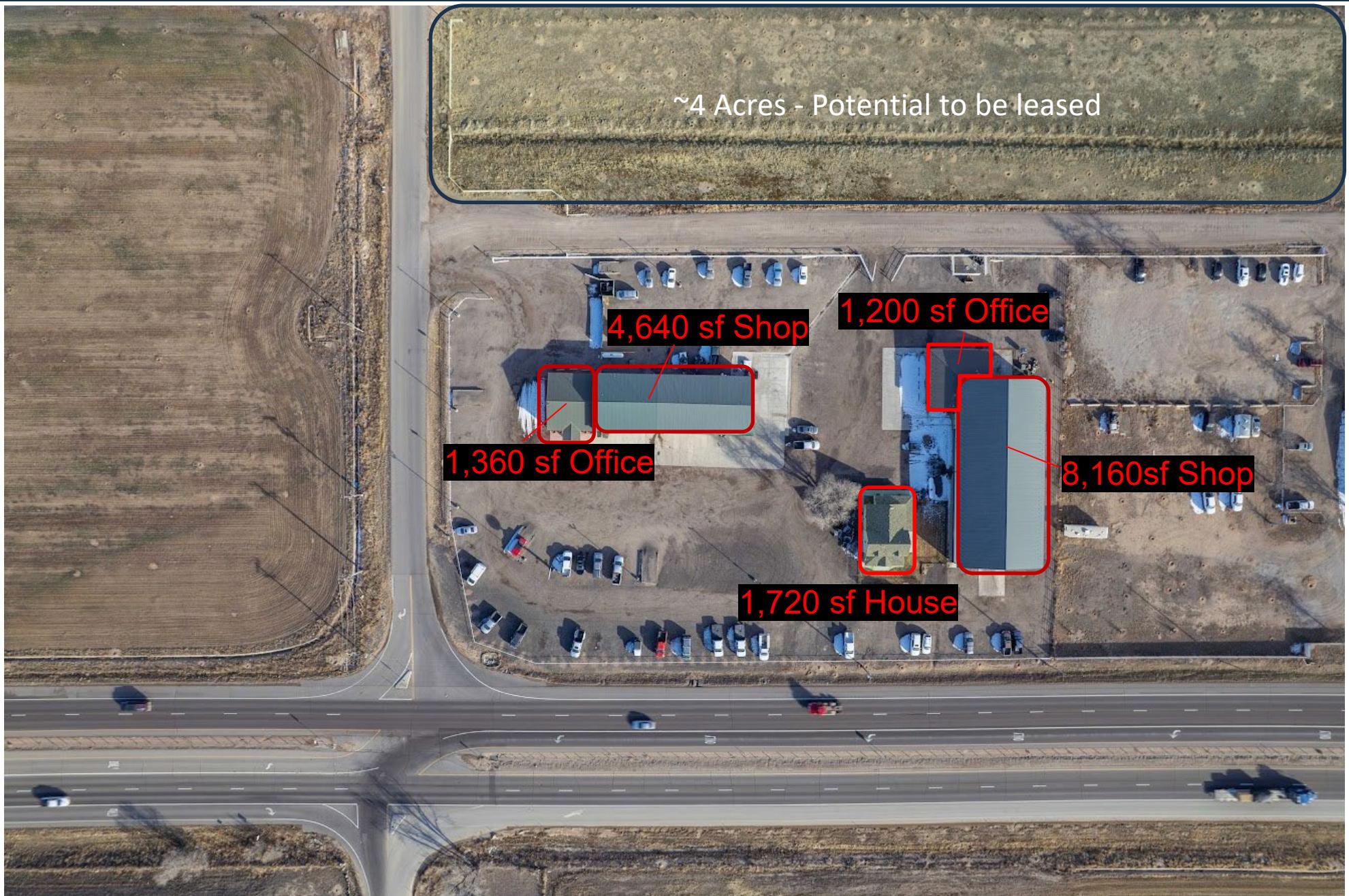


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Building 2



Aerial Overview



Aerial Map

Map Overview

