

13030 Hwy-85 Fort Lupton Colorado

WELD COUNTY, COLORADO 80621



BLACKFOOT PROPERTIES

Weld County- Auto Sales & Repair

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.

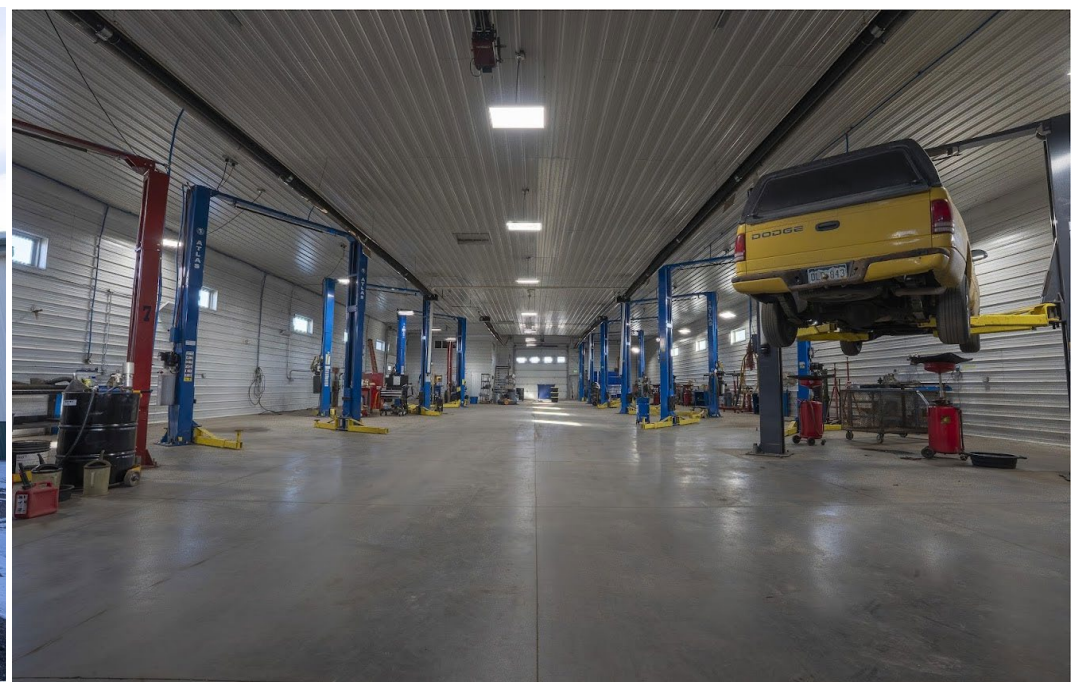
Motivated seller.



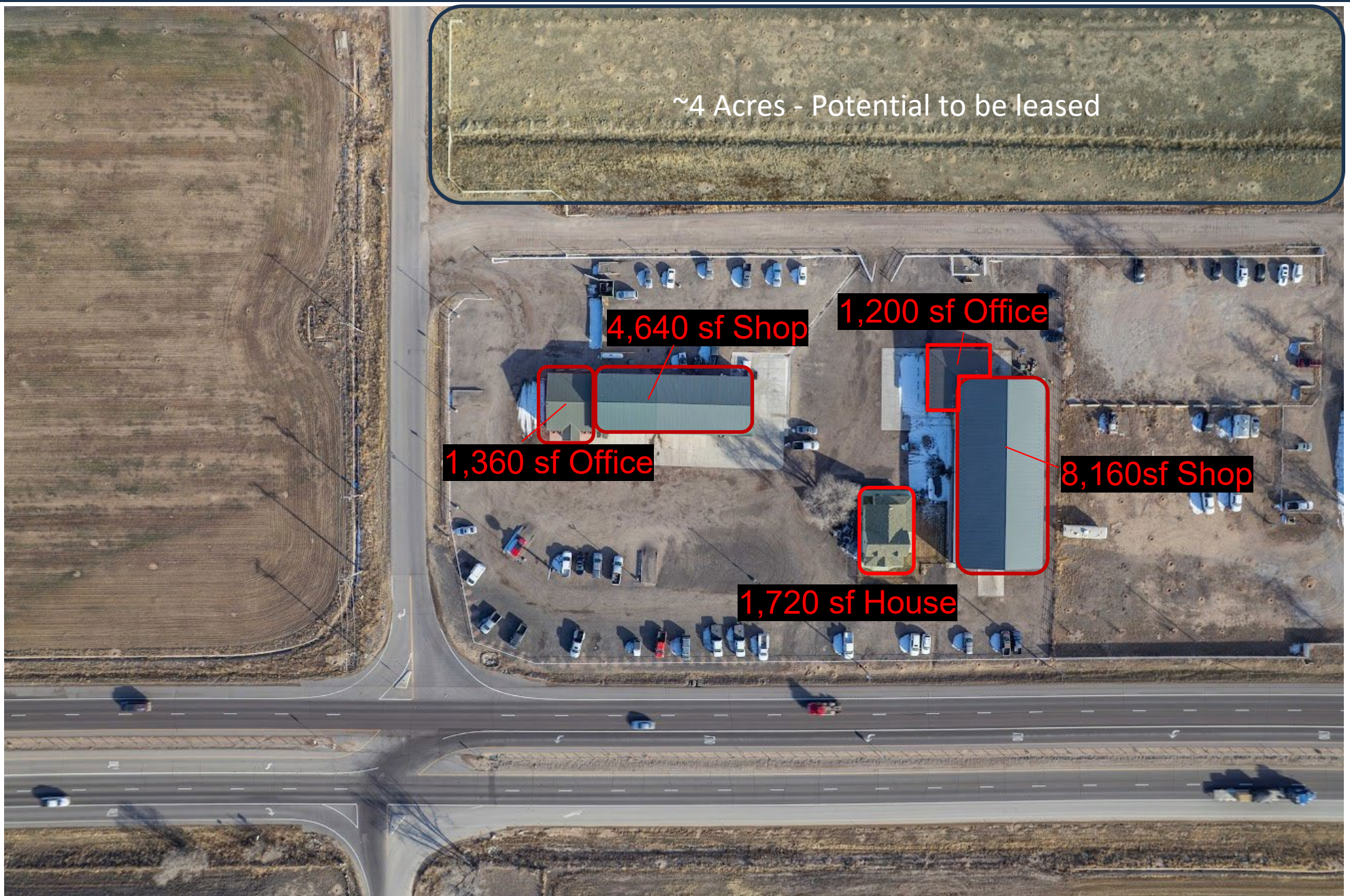
Building 1



Building 2



Aerial Overview



Aerial Map

Map Overview

