

9.82 ACRE PROPERTY AT THE HWY 34 AND HWY 257 INTERCHANGE

28464

highway 257

GREELEY, CO 80634



UNIQUE OPPORTUNITY IN
NORTHERN COLORADO'S PATH OF PROGRESS

F_{OCAL} CBRE
REAL ESTATE GROUP



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LOCATION OVERVIEW

28464
highway 257



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01

executive
SUMMARY

THE OFFERING

Unleash Your Vision in the heart of Northern Colorado's thriving landscape. The Property is comprised of four buildings, including an expansive 4,161 square foot (5,519 total square foot) completely remodeled single-family estate, two functional outbuildings, and a 13,600 square foot warehouse/arena.

The 9.82 acres of land, zoned light industrial, presents massive opportunity on the path of progress along Highway 34, located just East of the new Greeley Westside Project, a 300-acre, transit-oriented entertainment district that promises to set Greeley apart in Northern Colorado, complementing our historic downtown with a modern new entertainment district in West Greeley. The Single-Family estate boasts 4 spacious bedrooms and 5 bathrooms and blends comfort with endless potential for entrepreneurs, dreamers, and innovators. The gourmet kitchen provides ample space for both storage and food prep, with commercial-grade stainless appliances.

Then step into a world of possibilities in the a 13,600 square foot warehouse/arena with artificial turf, radiant heat, and a bathroom. Laid out perfectl for a premier training facility, event space, contractor storage, or other light-industrial uses.

Imagine hosting events in the arena, running a bustling training facility, or crafting a bespoke rural estate-all just minutes from Greeley's vibrant core and Cascadia Falls, the future home to the Colorado Eagles, a water park, hotels, and both residential and commercial properties. With nearly 10 acres, the only limit is your imagination.



INVESTMENT HIGHLIGHTS



Excellent location
on the path of progress
along Highway 34



Visibility and connectivity
for any venture



13,600 square foot
warehouse/arena



Meticulously
maintained



Located just East of the new
Greeley Westside Project



Expansive
4,161 square foot
single-family estate



Zoned Industrial Low Intensity
[I-L] in the City of Greeley



28464 HIGHWAY 257



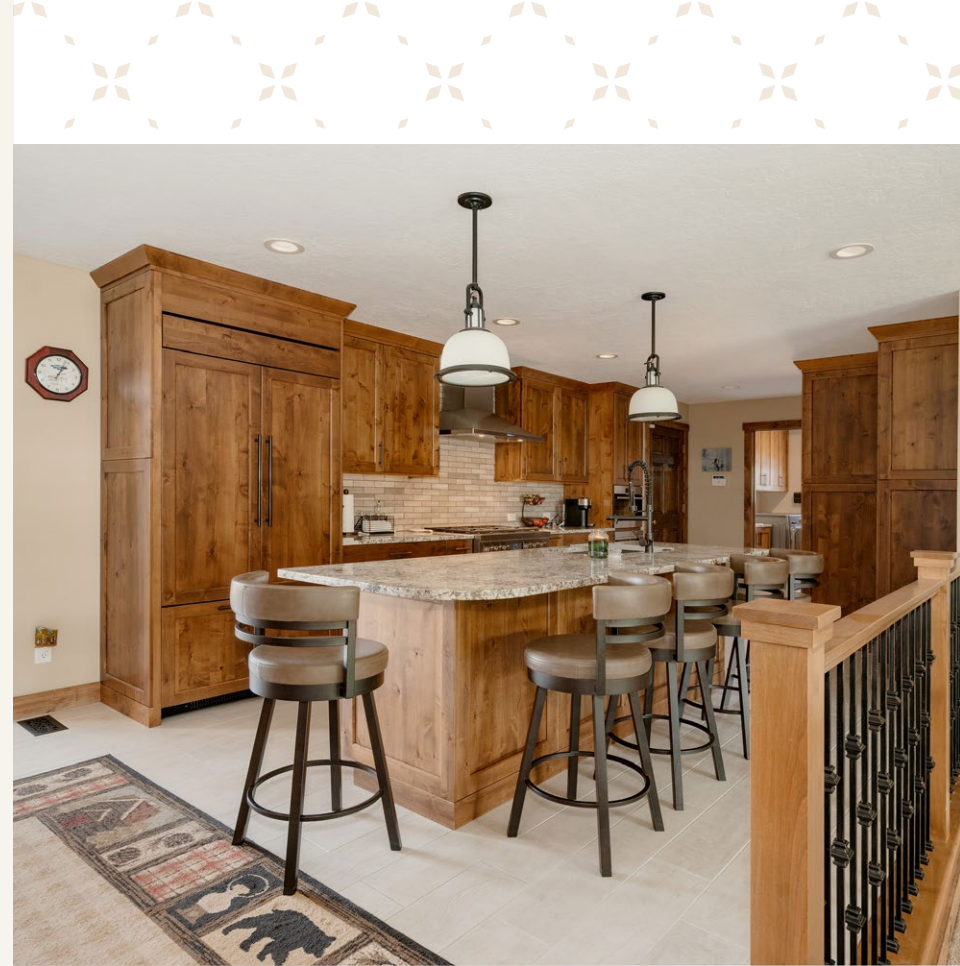
28464
highway 257

02

property
DESCRIPTION

PROPERTY OVERVIEW

Address	28464 Highway 257, Greeley
Market/Submarket	Northern Colorado
Lot Size	9.820 Acres
Zoning	Industrial Low Intensity [I-L] – City of Greeley
Single Family Residence	4,161 finished square feet (5,519 total square feet)
Year Built	1990
Outbuilding (1)	1,200 Square Feet
Year Built	1994
Outbuilding (2)	2,260 Square Feet
Year Built	2002
Warehouse / Arena	13,600 Square Feet
Year Built	2009

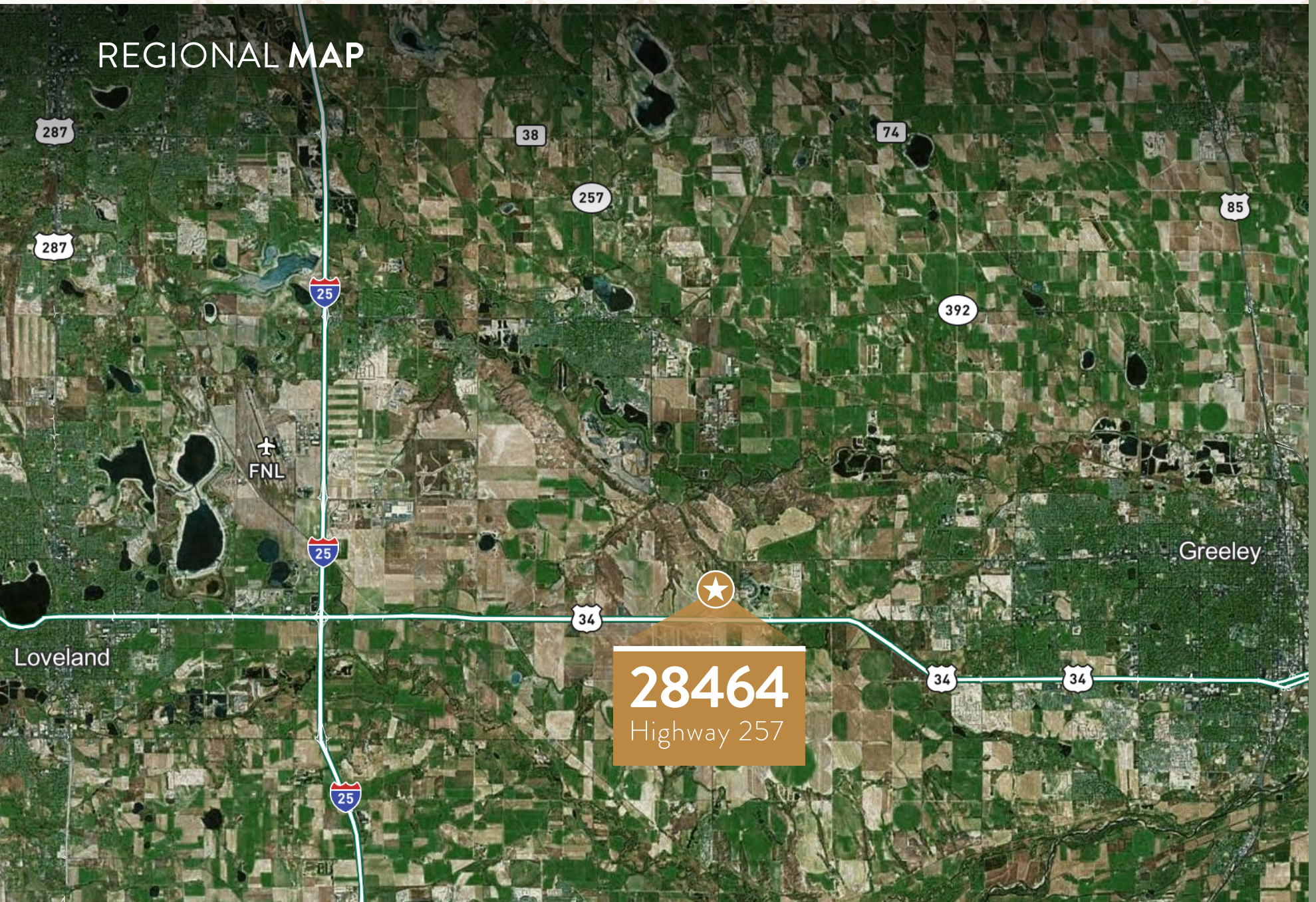


The Property, formerly The Progressive School for Dogs, includes a large dog kennel with an office and 42 runs, ideal for restarting a canine training empire or reimagining as a pet boarding paradise. A heated shop and RV storage with full hookups add unmatched versatility, whether you're launching a business or creating a private retreat.

Strategically perched at the crossroads of Highway 34 and Highway 257, with excellent access to I-25, this property guarantees visibility and connectivity for any venture. From light industrial projects to agricultural dreams or secure outdoor storage, the zoning and space invite you to think big.



REGIONAL MAP

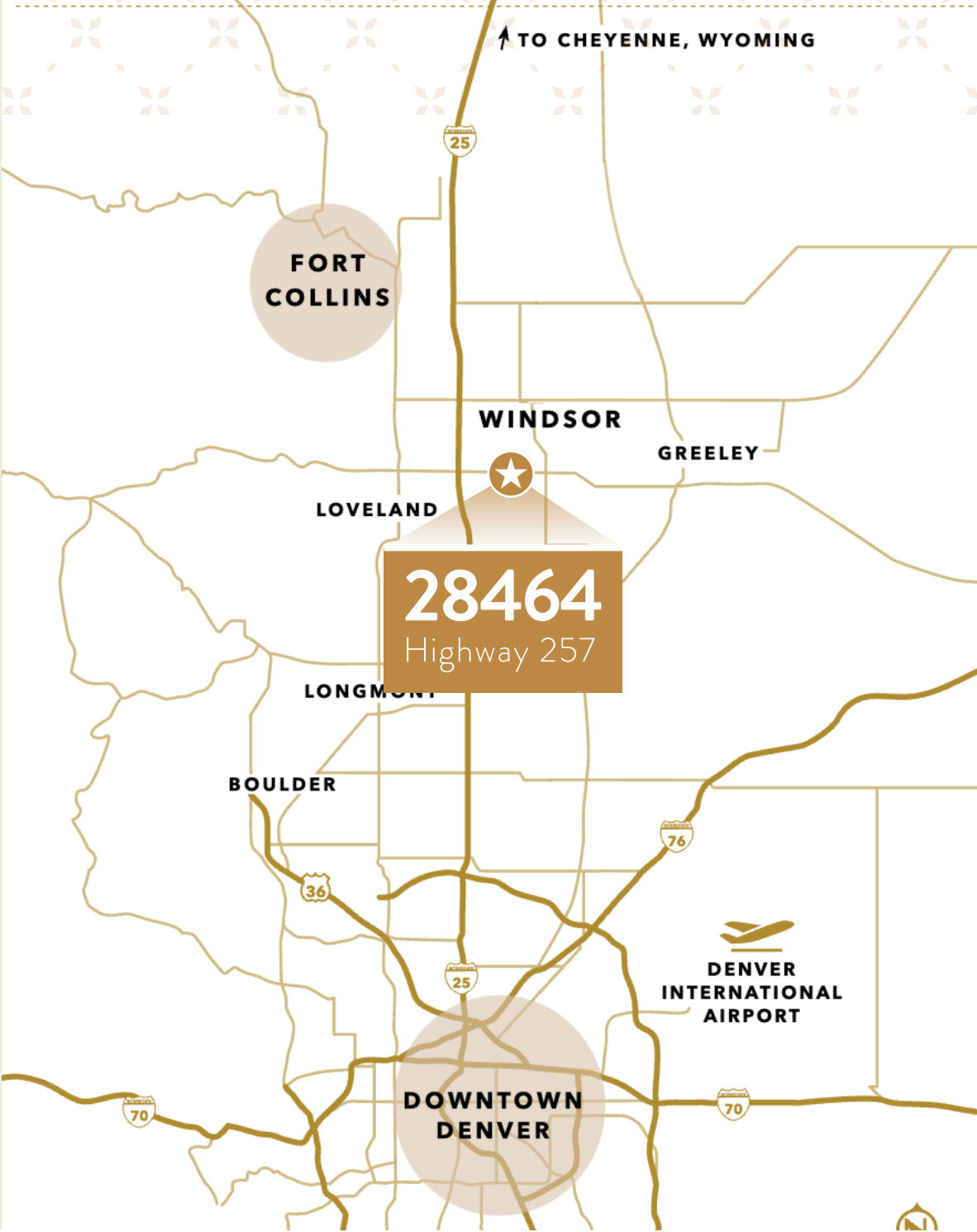


28464 HIGHWAY 257

DRIVE TIME MAP

DRIVE TIME

I-25 and HWY 34 Interchange	10 Minutes
HWY 85 and HWY 34 Interchange	15 Minutes
Loveland	20 Minutes
Fort Collins	25 Minutes
Denver International Airport	55 Minutes
Downtown Denver	60 Minutes
Cheyenne, Wyoming	60 Minutes



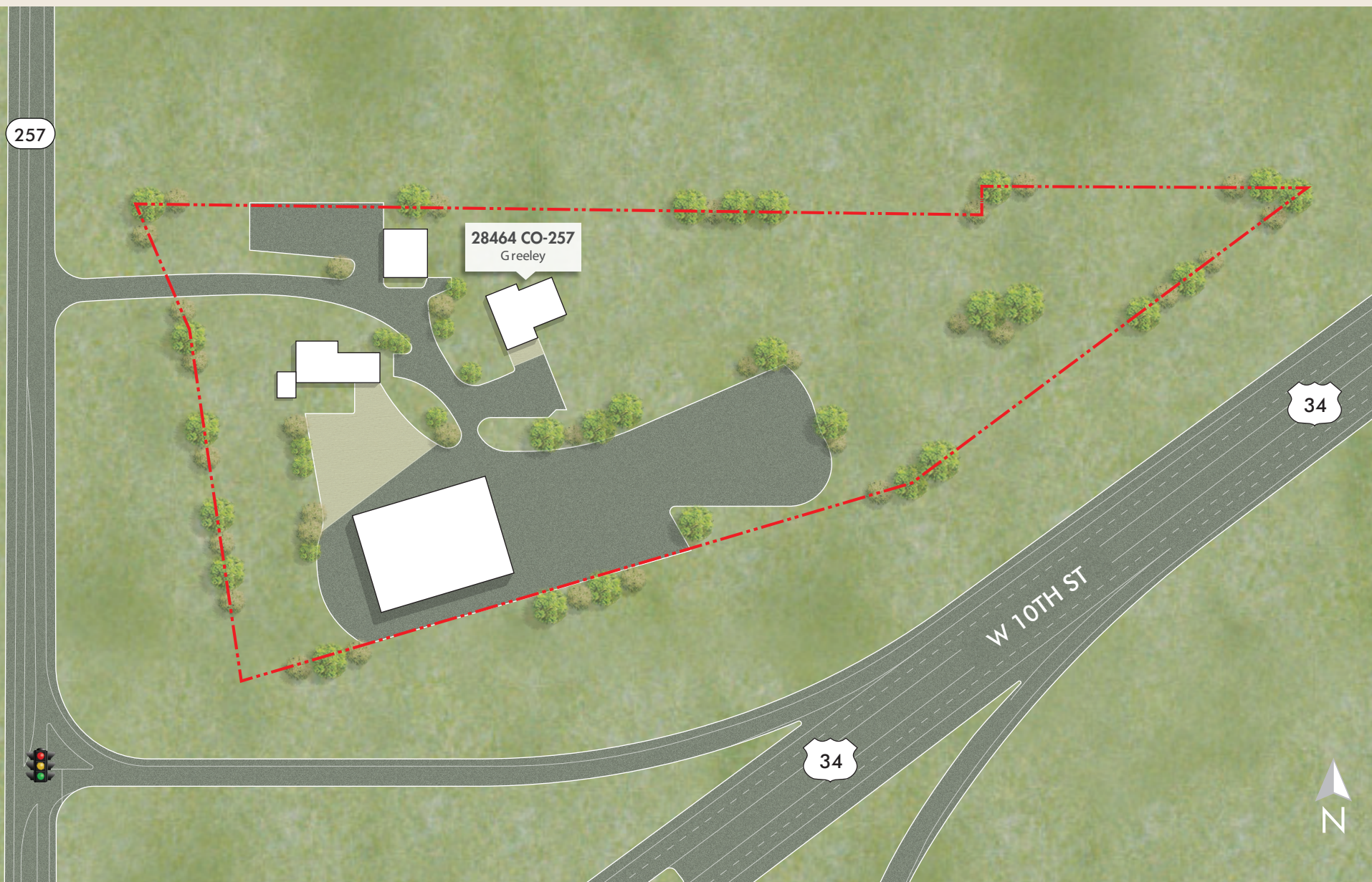
28464 HIGHWAY 257

PROPERTY AERIAL



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SITE PLAN



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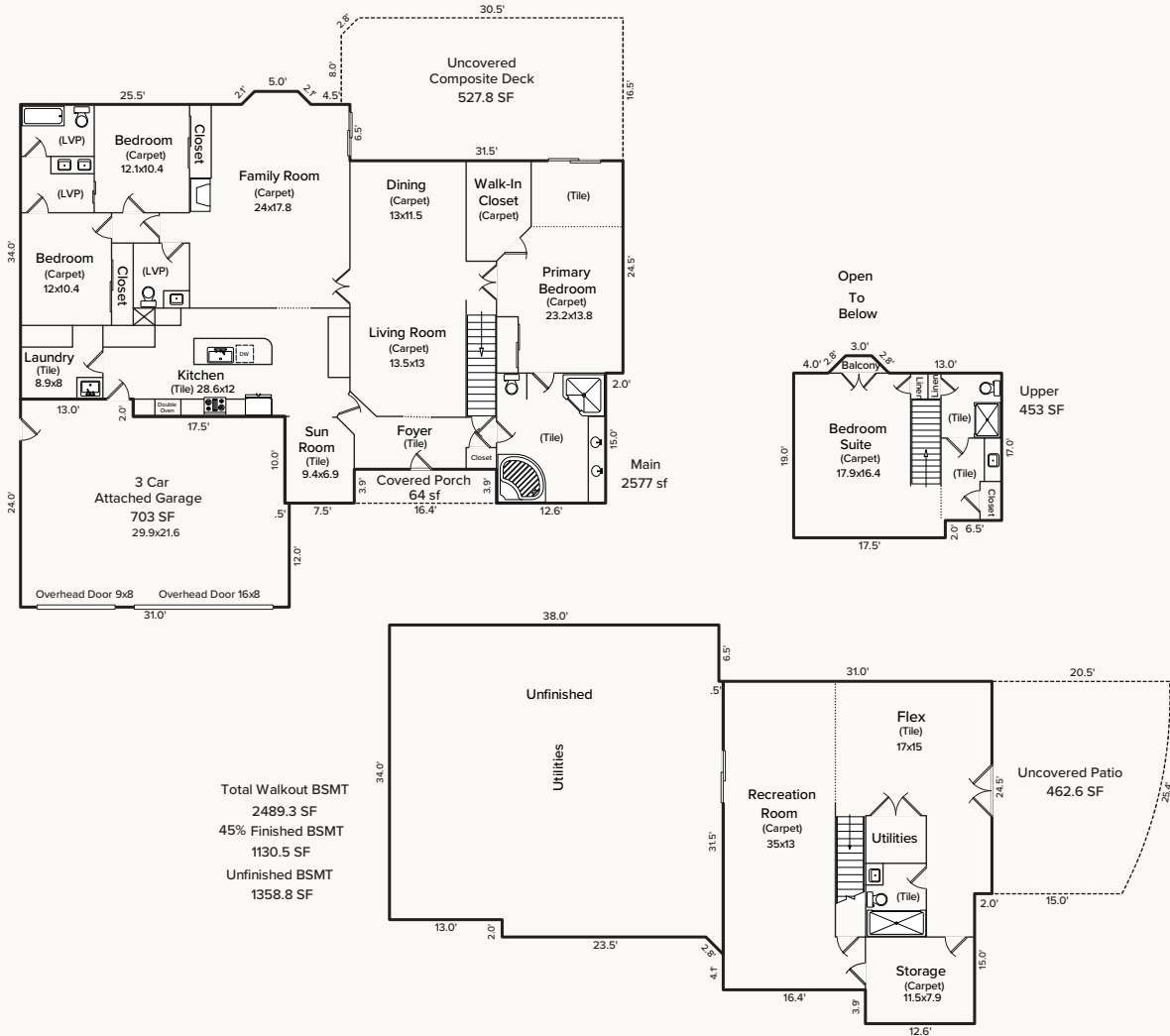


03

photos &
FLOORPLANS

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FLOOR PLANS SINGLE FAMILY ESTATE

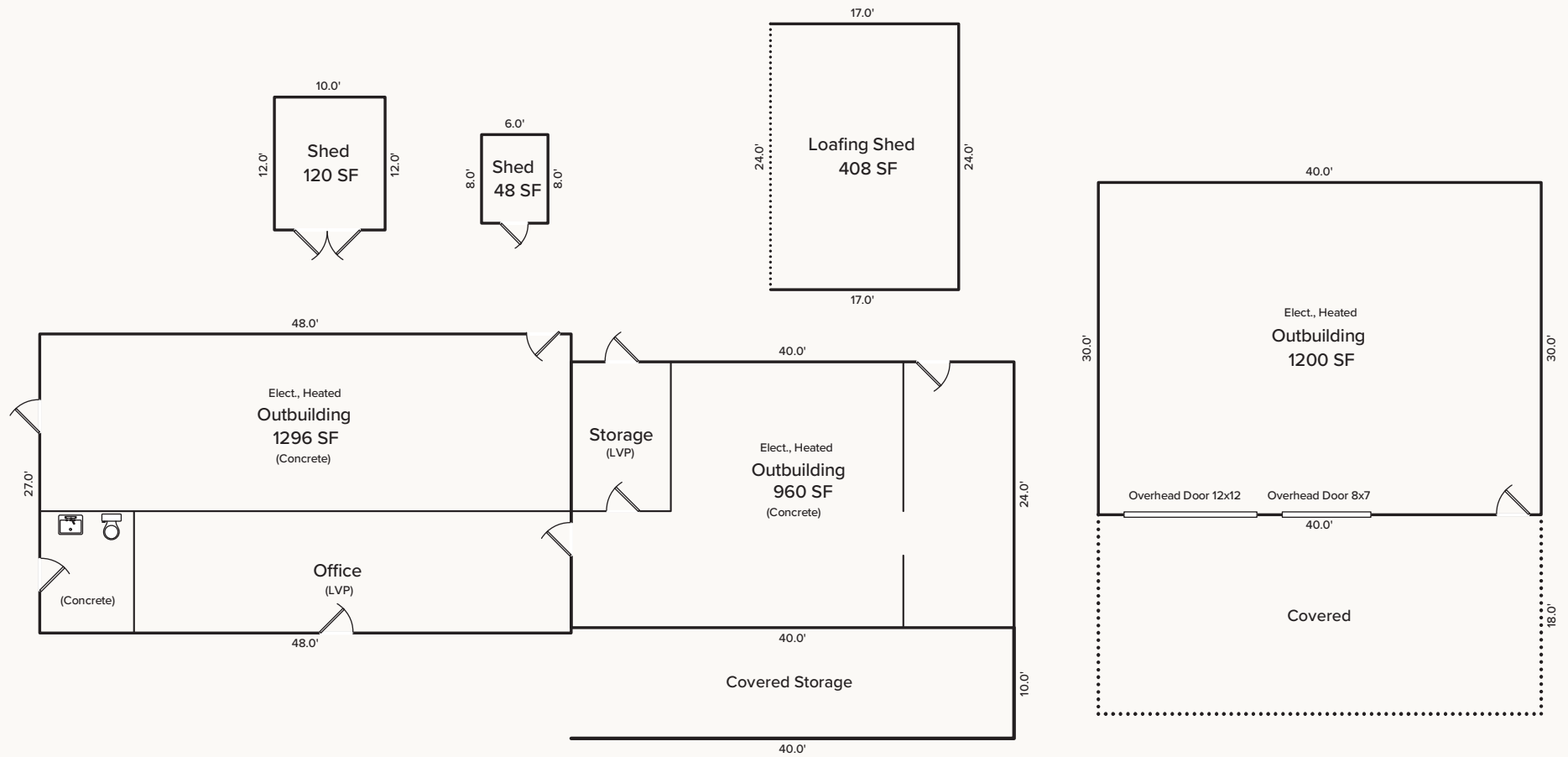


SINGLE FAMILY ESTATE (PHOTOS)



28464 HIGHWAY 257

FLOOR PLAN OUTBUILDINGS

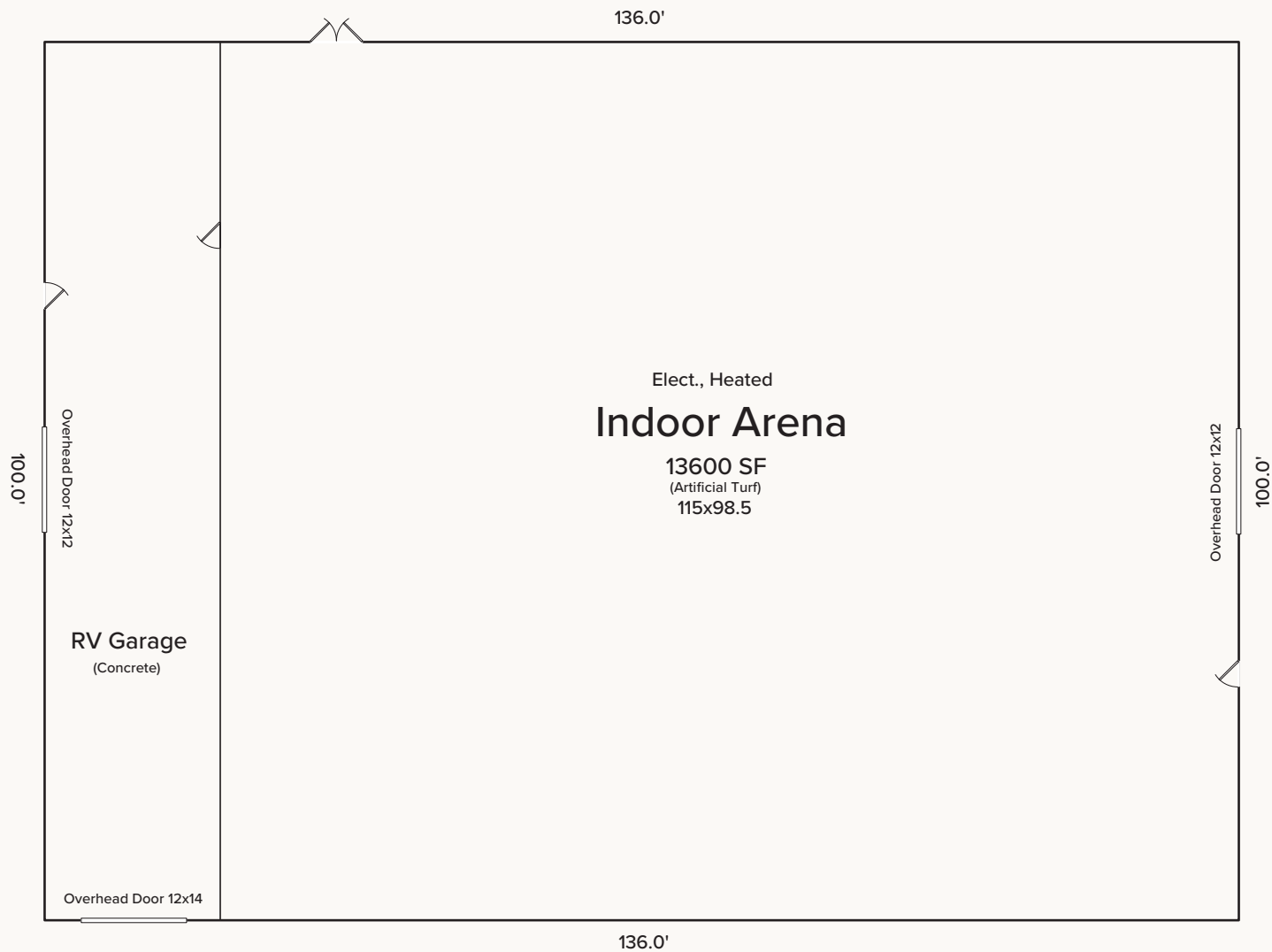


OUTBUILDINGS (PHOTOS)



28464 HIGHWAY 257

FLOOR PLAN WAREHOUSE/ARENA



WAREHOUSE/ARENA (PHOTOS)



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04

location
OVERVIEW

SNAPSHOT OF GREELEY

GREELEY AT A GLANCE

Greeley is the county seat of Weld County, one of the four fastest growing places in the country. Located approximately 50 miles north of Denver between the South Platte and Cache la Poudre Rivers, Greeley is a flourishing community, with its western edge just 5 miles from I-25. Greeley was primarily an agricultural development, with some of the first successfully irrigated farmland in the state. Agri-business still provides a firm economic base as Weld County ranks in the top 10 agricultural producing counties in the nation. With a growing population of more than 113,000, Greeley residents enjoy all that Colorado has to offer with more than 300 days of sunshine, leadership in job creation, excellent healthcare, and spectacular views of the Rocky Mountains.

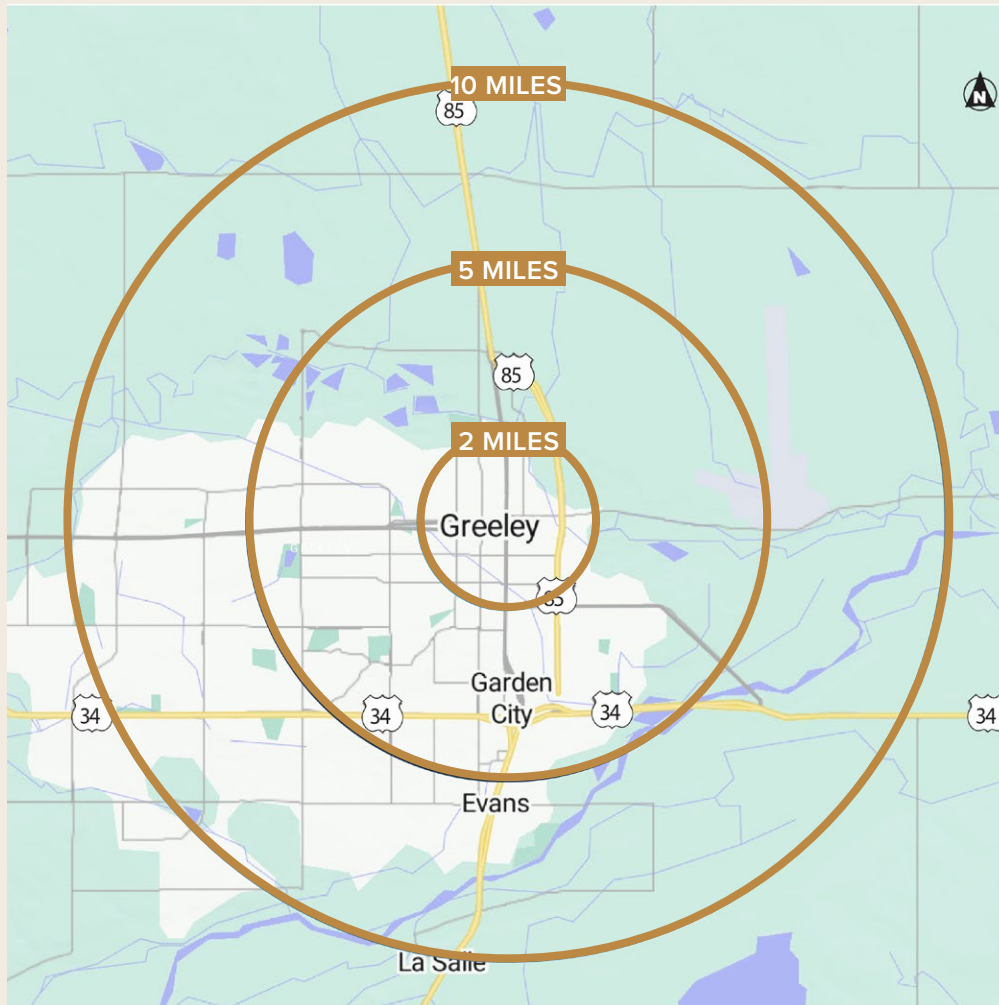


TOP GREELEY EMPLOYERS

RANK	COMPANY	INDUSTRY SECTOR	FULL-TIME EMPLOYEES
1	JBS USA & Affiliated Companies	Food Manufacturing	5,141
2	Banner Health/North Colorado Medical Center	Healthcare	4,558
3	Greeley/Evans School District 6	Education	2,258
4	Weld County	Government	1,823
5	University of Northern Colorado	Education	1,221
6	City of Greeley	Government	1,145
7	University of Colorado Health Systems (All Weld)	Healthcare	1,030
8	State Farm Insurance Companies	Insurance	857
9	Aims Community College	Education	817
10	North Range Behavioral Health	Healthcare	560
11	Colorado Premium Foods (K2D, LLC)	Food Manufacturing	550
12	Leprino Foods	Food Manufacturing	534
13	TTEC	Consulting Services	440
14	Hensel Phelps Construction Co.	Construction	419
15	Chevron/Noble Energy District Center	Energy	350



DEMOGRAPHICS



	2 MIEM-	5 MILES	10 MILES
POPULATION	1,979	45,297	280,882
Population Projection (2029)	2,630	58,796	353,597
Median Age	34.6	38.5	36.2
Businesses	39	2,012	11,953
Employees	742	16,090	101,691
HOUSEHOLDS	676	26,280	44,772
Average Household Income	\$114,930.00	\$126,770.00	\$112,075.00
Median Household Income	\$99,647.00	\$108,195.00	\$90,179.00
Median Home Value	\$666,240.00	\$562,998.00	\$472,526.00


 **280,882**
Population
(10 Mile Radius)

 **36.2**
Median Age
(10 Mile Radius)

 **101,691**
Area Employees
(10 Mile Radius)

 **\$472,526.00**
Median Home Value
Occupied Housing (10 Mile Radius)

 **101,577**
Owner Occupied Households
Units (10 Mile Radius)

 **11,953**
Area Businesses
(10 Mile Radius)

WHY COLORADO

Contrary to popular belief Colorado isn't all snow-covered mountain peaks. Its a diverse playground made up of flourishing urban areas, uninterrupted open spaces, scenic alpine roads, dry desert cliffs and quaint rural towns steeping in history. As a result, Colorado is a magnet for adrenaline junkies, foodies, art lovers, nature seekers and fitness fanatics. No matter the season, Colorado has something for everyone, with better weather and even better views.

As the second fastest growing state in the nation, people who live here are emboldened by the stunning landscapes that Colorado offers and companies profit from their desire to escape to the mountains on the weekends, that is.

A spirit of collaboration, creative attitude and pro-business environment has always been at the root of industry growth in Colorado. Across fourteen major industry sectors, including seven STEM-based advanced industries, companies of all kinds are attracted to the wealth of resources that allow them to get in the game and make a name for themselves when doing business in Colorado.

Colorado continually tops the charts for job and economy growth, as well as being recognized as one of the best places in the nation to do business. On top of that, Colorado is known as much for its booming business climate as its superior lifestyle. Ranked as the best in the nation, Colorado's labor pool is essential to the innovation and drive that our state's economy benefits from. With a median age of 36.5, numerous high-performance education and research institutions, and a plethora of job training support organizations, Colorado's workforce allows resident employers to create, grow and compete in a global economy.

Colorado Office Of Economic Development & International Trade

FUNDAMENTALS ARE STILL STRONG 10 YEARS INTO THE BUSINESS CYCLE:



5.9 M

2023 Estimated Population



3.1%

Unemployment Rate



\$85,656

Median HH Income



\$498,726

Median Sale Price
Single-Family Home



\$371 BILLION

2022 GDP Growth



+57,100

Projected Additional
Jobs in 2023



.63%

Annual Projected Population Growth (2023-2028)



FUN FACT ABOUT COLORADO

- Most Physically Active State in the nation
- 300+ Days of Annual Sunshine
- Winter storms are normally short-lived and snow melts rapidly in the region
- More craft breweries per capita than any other state
- 300+ public and private golf courses statewide
- Home to 4 National Parks and 42 State Parks
- Denver International Airport is the 3rd busiest airport in the world with over 69 million passengers in 2022
- 3rd Fastest growing state this decade



14 MAJOR INDUSTRY SECTORS

- | | |
|-------------------------------|------------------------------|
| • Advanced Manufacturing | • Food & Agriculture |
| • Aerospace | • Healthcare & Wellness |
| • Bioscience | • Infrastructure Engineering |
| • Creative Industries | • Technology & Information |
| • Defense & Homeland Security | • Tourism |
| • Electronics | • Outdoor Recreation |
| • Energy & Natural Resources | • Transportation & Logistics |
| • Financial Services | |



#1

Overall Healthiest State
(United Health Foundation 2020)

#1

Best State for Workforce
(CNBC 2022)

#2

Best State to Retire
(WalletHub 2021)



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INVESTMENT CONTACTS

TRENT MCFALL

+1 970 231 0697

trent.mcfall@cbre.com

JAMES HAGERMAN

+1 970 999 2816

james@focalregroup.com



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