

# Lochbuie Development Land

SEC WCR 37 and WCR 8, Lochbuie, Colorado 80603



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Looking East

Aerial Photography by: [www.AerialDroneClick.com](http://www.AerialDroneClick.com)

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## PROPERTY OVERVIEW

<b>Land:</b>	73.06± Acres
<b>Zoning:</b>	Ag
<b>Permitted Uses:</b>	Single Family Residential
<b>Access:</b>	Easy access to Denver via I-76
<b>Frontage:</b>	Generous frontage along both WCR 37 and WCR 8.

**Contact Brokers For Pricing**

## PROPERTY SUMMARY

This property is located approx. three (3) miles north of the I-76 - Lochbuie exit. (Exit 25) Take Weld County Rd. 37 north from Lochbuie approx. 3 miles to WCR 8. Located within the Annexation Boundary for the Town of Lochbuie, this property and the surrounding parcels are situated to support the Town's real estate and economic development goals. The Subject Property provides approximately one-half mile frontage to WCR 8 and over 73 acres for Single Family Residential Development.

Burlington Northern Santa Fe Railway (BNSF) has acquired about 2,700 acres of land (to be annexed to Lochbuie) for two major developments east of the Subject Property across I-76. The planned BNSF Intermodal Facility and Logistics Park is anticipated to generate as many as 20,000 jobs.

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**Brokerage Disclosure  
to Buyer**

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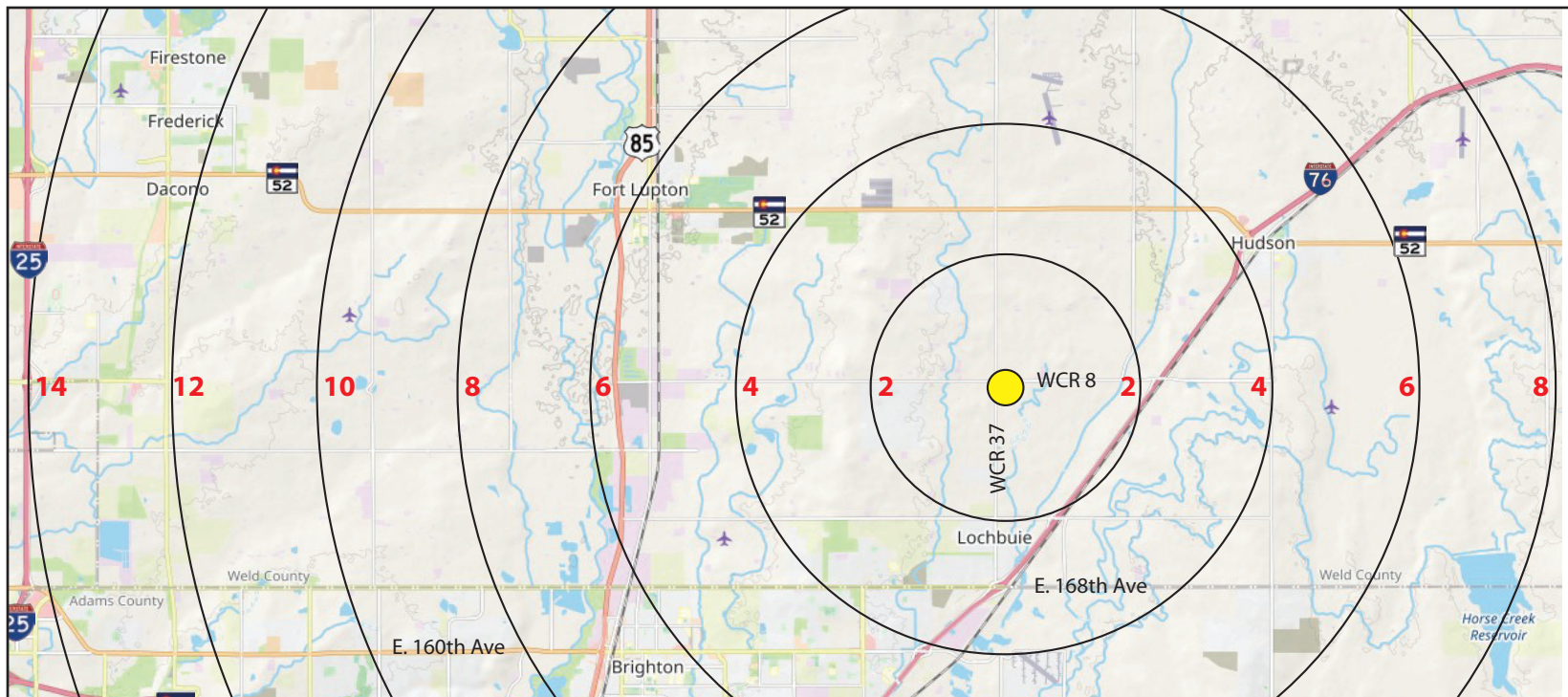




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LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

5300 DTC Pkwy, #100 | Greenwood Village | CO | 80111 | FAX: 303-534-9021



[Link to Weld County Zoning Department](#)

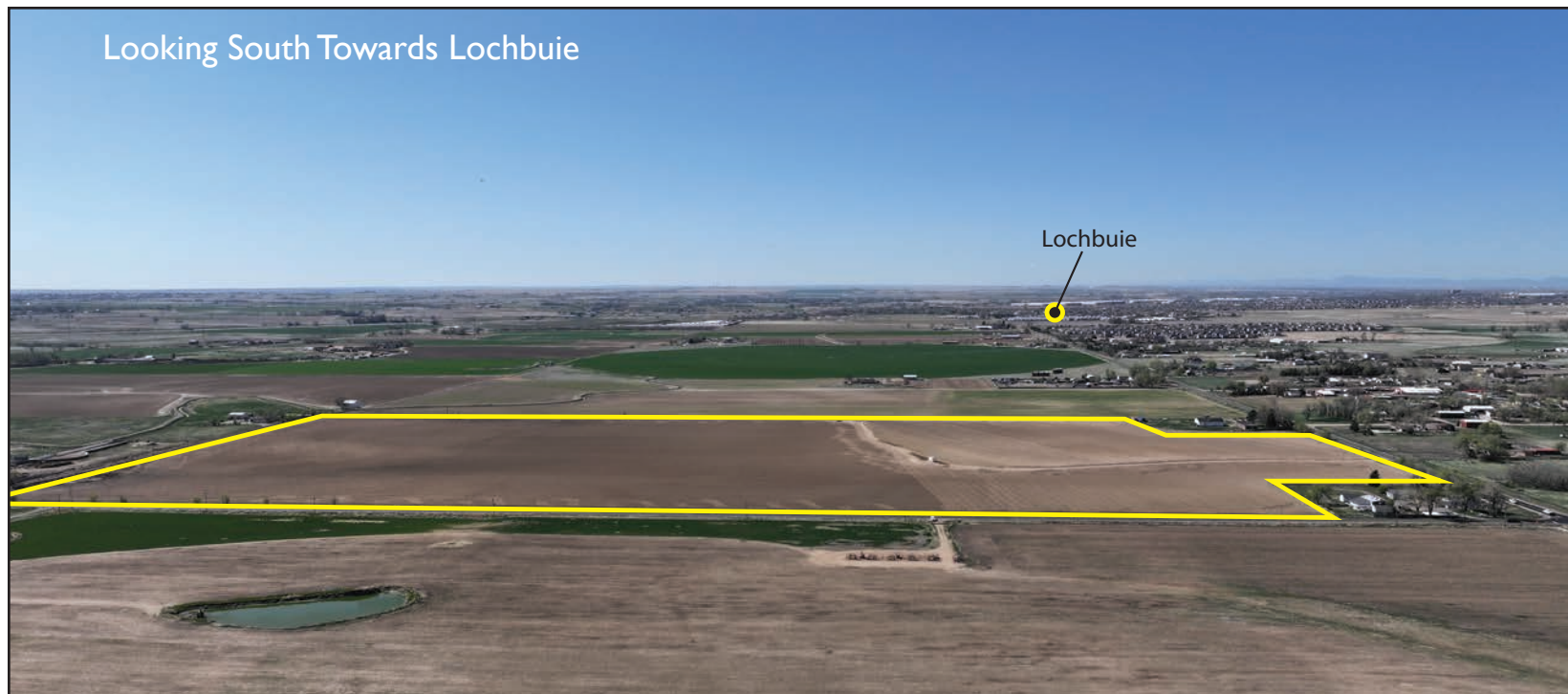


#### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	476	8,286	30,867
Households	146	2,647	9,813
Median HH Income	\$97,177	\$86,961	\$102,504

Source: CoStar 2025 for 17747 CR 8, approx 1/2 mile from the subject property

Looking South Towards Lochbuie



The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.