



SITE

For Sale Vacant Land Site 45.48 Acres

10th Street & Promontory Parkway
Promontory Business Park
Greeley, Colorado 80634

Proximate to Regional Hubs and Business Centers

- Great regional or corporate HQ location
- Located within an Enterprise zone
- Office, recreation, worship, and educational facilities would all be great uses here
- Promontory Commons PUD, Area B Zoning
- 45.48 acres (1,981,108 land square feet “LSF”)
- Flat, developable lot located immediately on HWY 34
- Schedule Number: 095711002004
- Weld County Parcel Number: R0296001
- (Abbreviated) Legal Description: Lot 2, Promontory Business Park

257

W 10th St

SITE

Promontory Park

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AMENITIES



RESTAURANTS

1. Domino's
2. McDonald's
3. Jack in the Box
4. Wing Shack West Greeley
5. Sonic Drive-In
6. Cables Pub & Grill
7. Ziggi's Coffee
8. Coyote's Southwestern Grill
9. Papa Johns Pizza
10. Starbucks
11. Dutch Bros Coffee



SHOPPING

1. King Soopers Marketplace
2. Walmart Supercenter
3. Lowe's Home Improvement
4. Target
5. Walmart Supercenter



SCHOOLS

1. Northridge High School
2. Frontier Academy High School
3. University High School
4. University Middle School
5. Aims Community College
6. University of Northern Colorado



GOLF CLUB

1. Mad Russian Golf Club
2. Highland Hills Golf Course



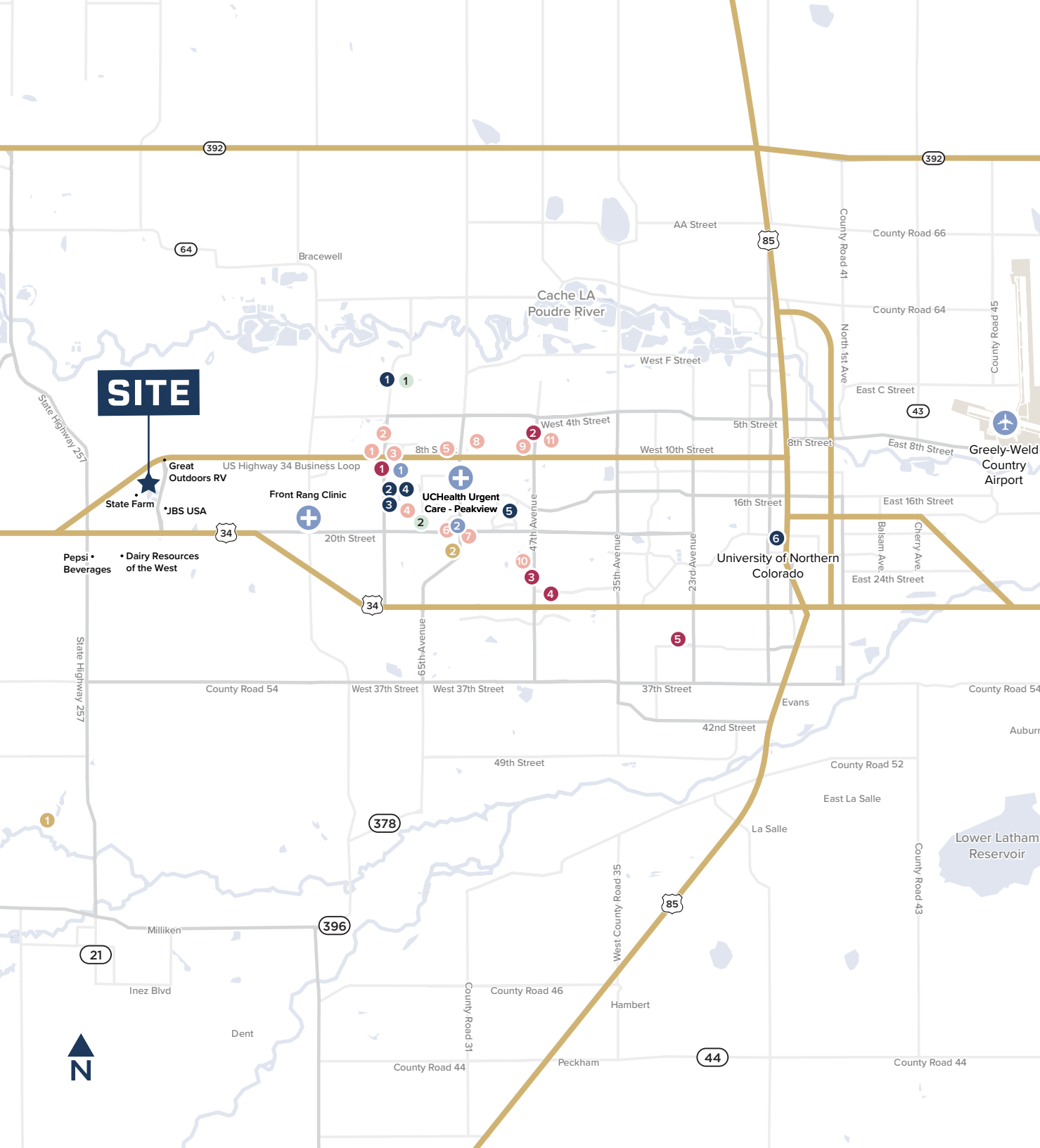
STADIUM

1. District 6 Stadium
2. Youth Sports Complex



GYM

1. Greeley Family FunPlex
2. Work Out West Health & Recreation Center



Northern Colorado Demographics



- Population: 111,977
- Population Gain (2000-2020): 68%
- Median Age: 32 years young
- Median Home Price: \$458,000*
(Denver Median = \$643,000)
- Average Family Size: 3.5 persons
- Labor Force Participation: 64%
- Unemployment Rate: 5.6%
- Average Household Income: \$72,000
- July 2022

* Per Zillow

Gateway Planned Unit Development

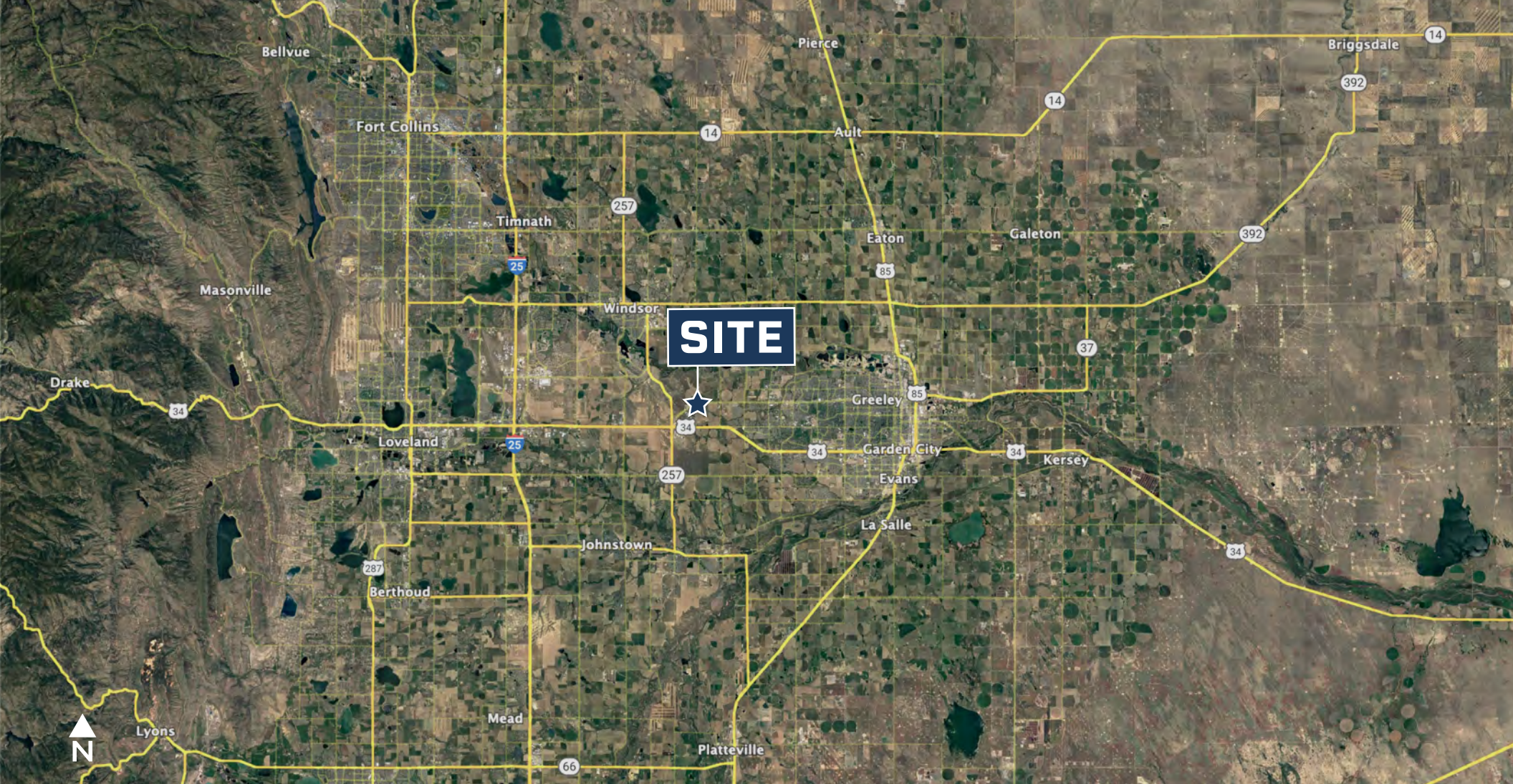
P-12 Zoning



Potential Allowable Uses Include:

- Office and corporate headquarters
- Banks and Financial Institutions
- Medical and Dental offices
- Assembly/Worship
- Recreation
- Schools
- Food & Beverage (bars and restaurants)

** Per the Promontory PUD, Area B, all of the above uses are considered Allowed Uses, however some of these may have limited restrictions.*



For details, please call :

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