

# FOR SALE

## TBD 71ST STREET GREELEY, CO 80631 C-H LAND



**Water Dedicated - 3.27 Acre Feet - \$168,405 Value**



- Northridge Trails**
- 130 Single Family Homes
  - 140 Townhomes
  - Built out in 2 yrs

### Property at a Glance:

- 1.09 Acres
- Utilities at the Site
- Next to Kum & Go
- Surrounded by high income roof tops
- Water Value approximately \$168,405

**Offered for:  
\$665,112 - \$14 SF**



Demographic Highlight	1 Mile	3 Miles
Population	5,594	44,000
Average Household Income	\$108,097	\$96,337
Average Age	40.5	39.3

### Virtual Tour:

<https://youtu.be/6iQyN9ELeGM>

**Mary Jo Brockshus**

*CNE, RE/MAX Hall of Fame*  
Cell: 970.590.0955 | Office: 970.330.5000  
mjb@sellgreeley.com

RE/MAX Commercial Alliance  
ColoradoCommercialBrokers.com

