

County Road 49 5,587 AADT

18,253 AADT

Hwy 34



74.07 ACRES

SALE / LEASE

US Highway 34 & County Road 49

PRIME INDUSTRIAL LAND FOR SALE/LEASE

Kersey , CO

PRESENTED BY:

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3.5 Miles to Hwy 85



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$7,500,000
LEASE RATE:	Negotiable
LOT SIZE:	74.07 Acres
ZONING:	Agriculture
MARKET:	Northern Colorado

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PROPERTY DESCRIPTION

Introducing prime industrial land for sale/lease in the Kersey area, boasting a coveted location with immediate access to major transportation routes. This expansive property provides an ideal canvas for custom development and expansion. With its strategic positioning, the property is poised to accommodate a wide range of industrial ventures. The prime location in the Kersey area ensures exceptional connectivity and access to key logistical routes, making it a compelling investment for those seeking a strategic industrial foothold in a highly sought-after location.

PROPERTY HIGHLIGHTS

- Ground lease opportunity available
- Direct access to Highway 34 & County Road 49
- High traffic exposure for enhanced visibility
- Versatile industrial/retail potential to meet diverse business needs
- Proximity to major transportation routes for efficient operations

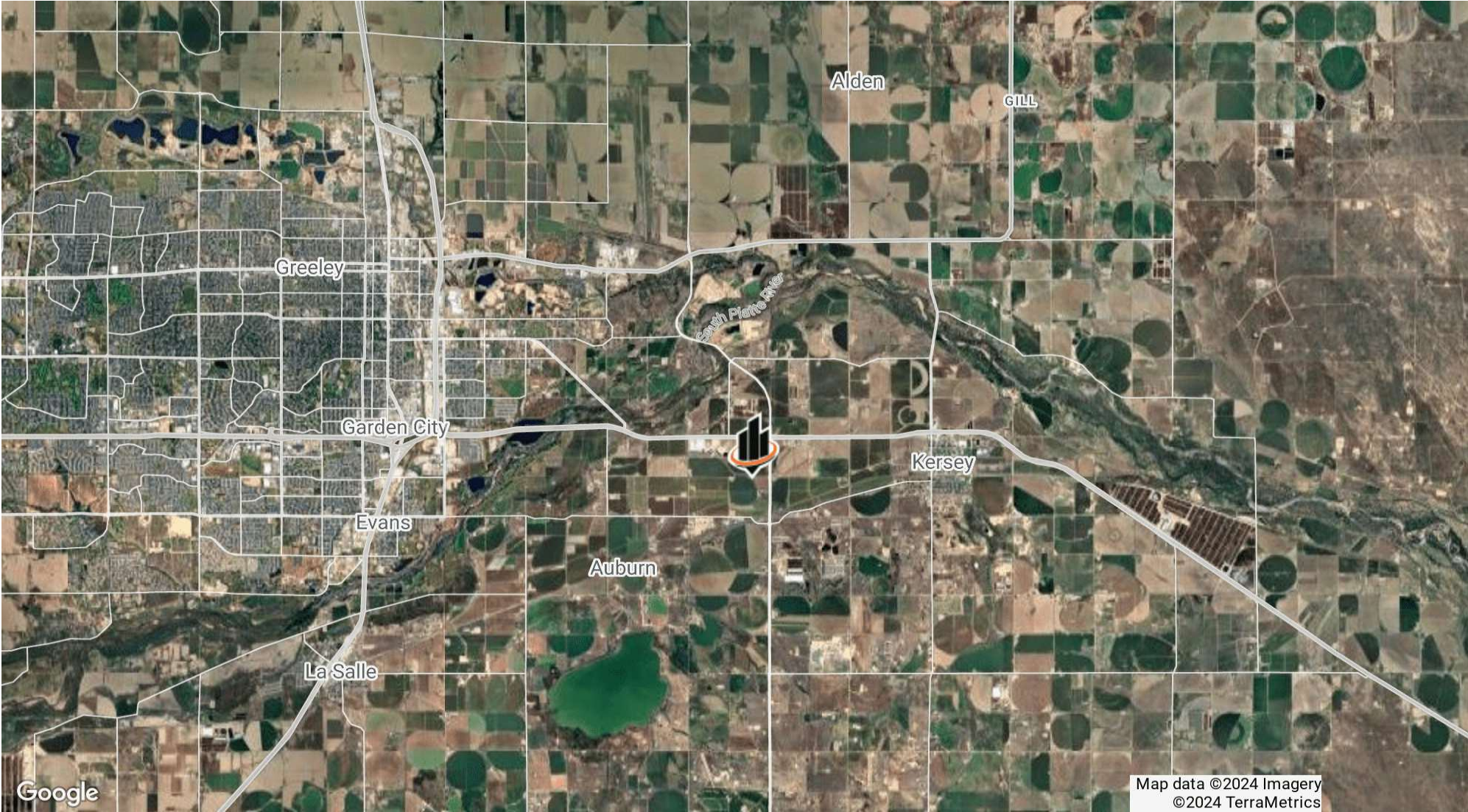
ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

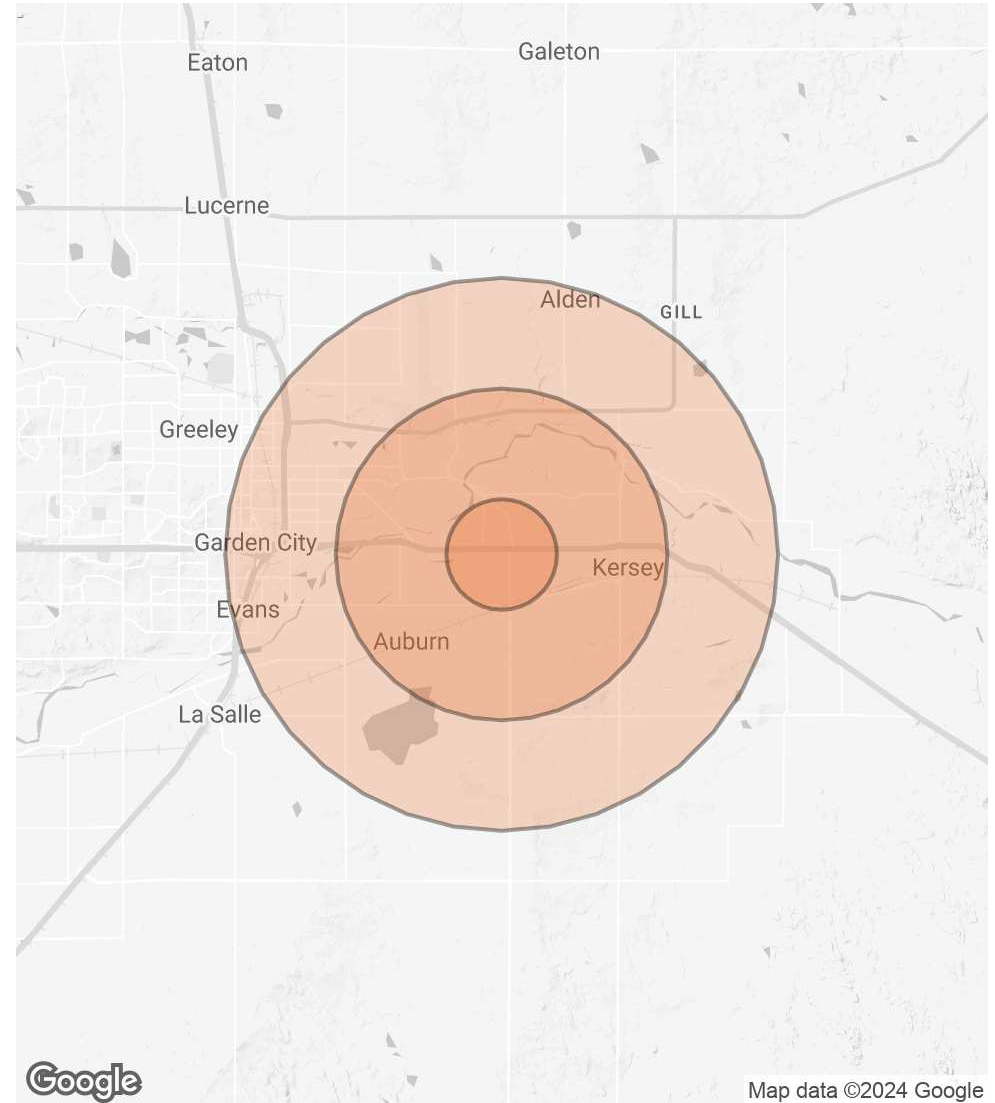
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,074	1,951	4,725
AVERAGE AGE	36	39	38
AVERAGE AGE (MALE)	35	38	38
AVERAGE AGE (FEMALE)	38	40	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	384	709	1,658
# OF PERSONS PER HH	2.8	2.8	2.8
AVERAGE HH INCOME	\$100,207	\$112,933	\$100,465
AVERAGE HOUSE VALUE	\$534,645	\$659,198	\$679,181

Demographics data derived from AlphaMap



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