



FOR SALE

# 158 ACRES UNINC. WELD COUNTY

SWC OF HART ST. & WELD COUNTY RD. 16  
FORT LUPTON, CO 80621



## ±158-ACRE DEVELOPMENT OPPORTUNITY

**PRICE REDUCED: \$3,000,000 (19,000/Acre)**

Cushman & Wakefield is pleased to represent this 158-acre opportunity located at the southwest corner of Hart Street and Weld County Road (WCR) 16 in unincorporated Weld County, Colorado. Currently zoned AG, the site falls within Fort Lupton's growth area and is considered part of the Core Area in the town's Long Range Plan under the future Land Use designation of Light Industrial & Office. However, the town has shown a willingness to approve rezoning the property to residential in order to meet the surging housing demand in Weld County. Situated in a Qualified Opportunity Zone just east of Fort Lupton's border, these land parcels offer a unique opportunity for a land investor to purchase a sizable site in one of the fastest growing areas of the state.

### PROPERTY DETAILS

<b>Land Size</b>	158.41 Acres
<b>Current Zoning</b>	AG
<b>Mill Levy</b>	54.248
<b>Taxes</b>	\$196.96 (2022)

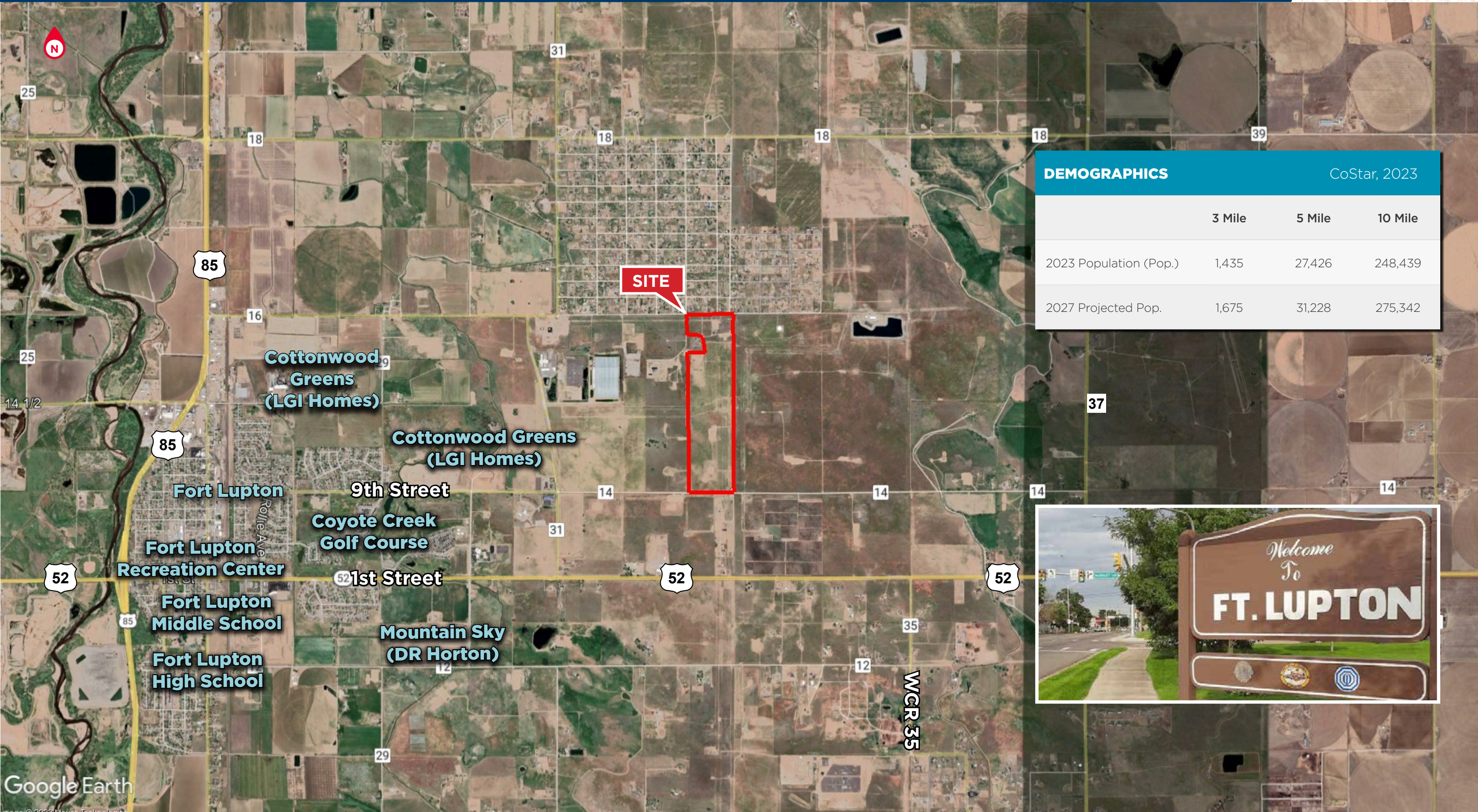




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DEMOGRAPHICS		CoStar, 2023		
	3 Mile	5 Mile	10 Mile	
2023 Population (Pop.)	1,435	27,426	248,439	
2027 Projected Pop.	1,675	31,228	275,342	







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## FORT LUPTON AREA HIGHLIGHTS

- Strategically located between I-25 & I-76, 10 minutes each way
- Located mid-way between Greeley and Denver
- New, world-class recreation center and 18-hole golf course
- Weld County future job growth predicted at 50% in the next 10 years, higher than the U.S. average of 33%



### DRIVE TIMES FROM SUBJECT

Denver International Airport	30 Minutes
Greeley	30 Minutes
Denver	40 Minutes
Aurora	42 Minutes
Boulder	42 Minutes
Fort Collins	60 Minutes



For more information, please contact the Residential Land Services team:

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