



REAL ESTATE GROUP

MINDFULLY CREATING COMMUNITY

RESIDENTIAL (R-H) LAND FOR SALE

2904 W. 16th Street, Greeley, CO



W. 16TH STREET

29TH AVENUE PLACE

PROPERTY DETAILS

Property: 1 acre (43,560 sf)

Zoning: R-H Residential High Density

Taxes: \$2,485.95 (2023) (mill 80.87)

Proposed Use: Multi-family dwelling, single-family dwelling, duplex dwelling, townhomes

[LINK TO CITY OF GREELEY MUNICODE - CHAPTER 4 - ZONING DISTRICTS AND USES](#)

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CENTRAL GREELEY RESIDENTIAL (R-H) LAND SALE PRICE: \$300,000 (\$6.89/SF)

- Excellent opportunity for small scale residential infill project near many amenities including schools, parks, retail & hospital
- Near significant regional healthcare facilities including Banner North Colorado Medical Center and Centennial Health Care facility
- Zoning provides for multi-family residential living in a moderate-density pattern in suburban neighborhoods or higher-density
- Adjacent building at 1610 29th Avenue Place also available with in-place income - contact Broker for details
- Secondary access easement available over 1610 29th Avenue Place if not purchased together
- Minerals excluded from sale: 3/4 " water tap & dedication included



DEMOGRAPHICS (Source: STDB Online 2024, radius)

	1 Mile	3 Mile	5 Mile
2023 Population	15,660	109,906	141,412
Avg. HH Income	\$80,932	\$83,435	\$88,686
Households	5,882	39,424	50,097
Businesses	729	3,418	4,202
Employees	10,120	46,487	54,570



TRAFFIC COUNTS (Source: STDBOnline)

W. 16th Street @ Property

14,300 VPD

The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 4/24/2024



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Proposed secondary access for 29th Ave. Place



Adjacent 8,120 sf building also available For Sale \$1,100,000 for owner/user or investor



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