

NEW MIXED-USE, MASTER-PLANNED DEVELOPMENT IN GREELEY, COLORADO

UPTOWN

MORE PEOPLE MOVING TO GREELEY THAN ANY OTHER LARGE COLORADO CITY

US Census: 2024



**Representative Photos*

WEST GREELEY'S FUTURE RETAIL ANCHORED MIXED-USE DEVELOPMENT AT THE PROMINENT SIGNALIZED INTERSECTION OF HIGHWAY 34 & COUNTY ROAD 17

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Uptown Overview



Uptown Overview

Uptown is a new mixed-use, master planned, development coming to Northern Colorado, strategically located along the bustling Highway 34 corridor at the signalized intersection of CR 17. This dynamic project will offer a blend of retail, entertainment, medical facilities, lodging options, multifamily housing and industrial. Uptown is poised to redefine the commercial landscape in the west Greeley/Windsor area offering a vibrant and integrated environment for businesses and residents alike. Don't miss the chance to be a part of this exciting opportunity in a rapidly growing region.

Representative infrastructure/road improvements video: [click here](#)

The area is experiencing tremendous growth and is located directly to the south of the proposed billion-dollar Cascadia project featuring a Colorado Eagles minor-league hockey team, youth hockey rinks, an indoor water park with 12 water slides, a hotel and convention area, and eventually more than 6,000 residential housing units at full build-out.

Opportunity Details

ENTITLEMENTS

- Annexed within the City of Greeley. Proposed zoning: C-H & I-M.
- Conceptual master plan for [Uptown](#)

METRO DISTRICT

- To be formed - Mill levy is currently 74.272

MUNICIPAL FEES IN THE AREA

- City of Greeley Development Impact Fees: [click here](#)
- Raw Water Dedication Requirements: [click here](#)
- Raw Water Dedication: [click here](#)

ACCESS AND UTILITIES

- Sites at Uptown will generally be delivered with access and utilities at, or adjacent to, the property with off-site detention or as otherwise agreed to.
- Water and Sewer provider: City of Greeley.
- Electric & Gas provider: Xcel Energy.

LOCATION MAP & NEARBY CATALYSTS



Northern Colorado Regional Airport



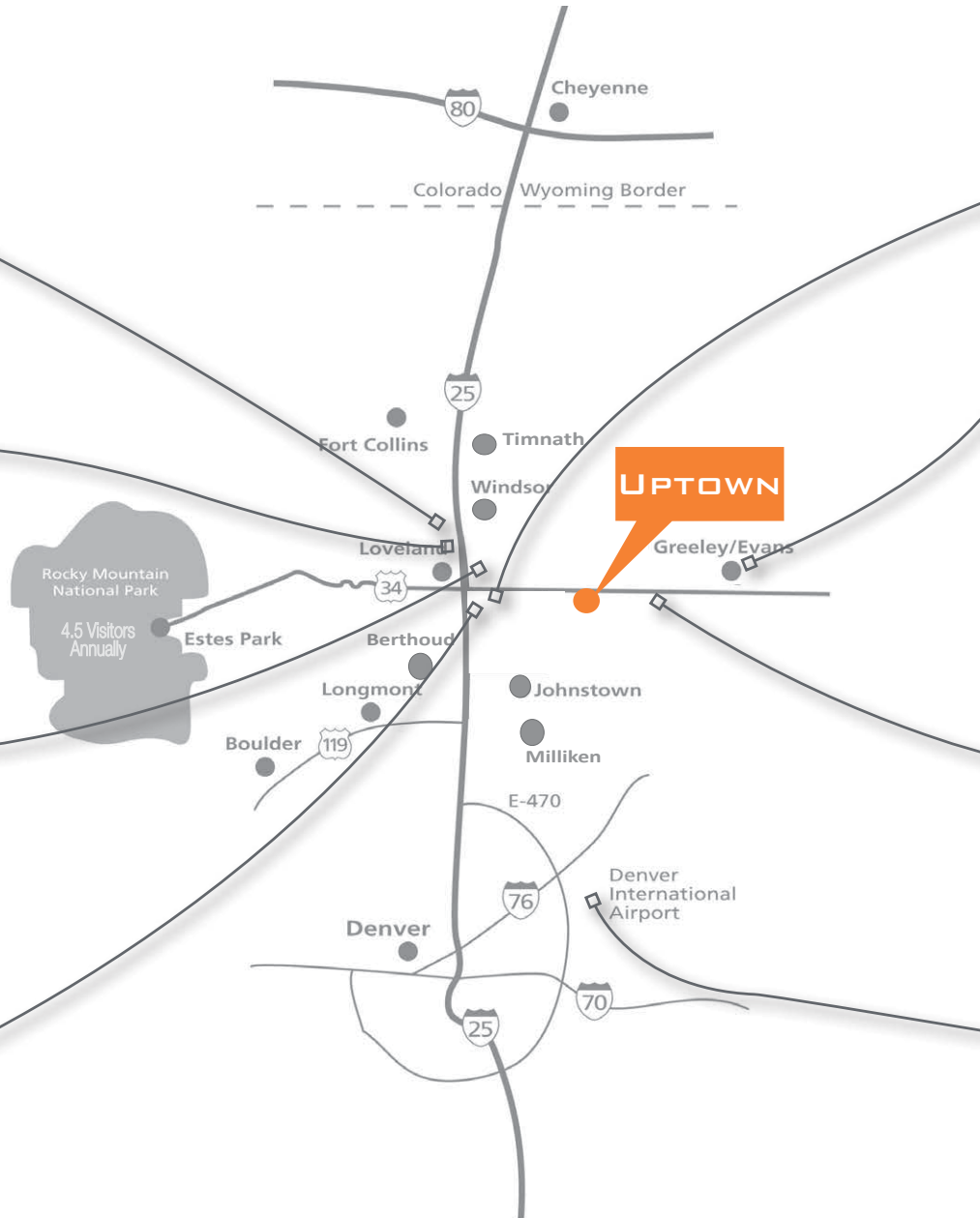
Medical Center of the Rockies - Regional Hospital



**Blue Arena Event Center
6,800 Seats**



**SCHEELS at Johnstown Plaza
250,000 SQ FT**



The Promenade Shops at Centerra - 674,622 SQ FT



**University of Northern Colorado
2024 Enrollment - 7,595**



UCHealth - Greeley Hospital



Denver International Airport

DEMOGRAPHICS & GROWTH TRENDS

	5-MILES	10-MILES	15-MILES
2025 Est. Population	46,246	260,775	514,066
2030 Projected Population	54,067	289,920	556,026
2025 Est. Avg. HH Income	\$139,675	\$125,858	\$120,057
Median Age	36.7	37.1	37.3
Daytime Employment	20,811	115,541	255,763

Source: Site To Business - July 2025

GROWTH

Weld County has projected growth of 31.9% between the years of 2015 and 2025. The 31.9% represents an additional 91,157 people moving into the County over the last 10 years.

PRO BUSINESS

Weld County and Colorado both have a pro-growth and pro-business attitude. There are a range of economic incentives, resources, and loan programs that aim to assist new and existing businesses. Weld County is the only county in Colorado that is debt free.

INCORPORATED TOWNS

Weld County is home to 31 incorporated towns. Many of these towns are the fastest growing in Colorado.

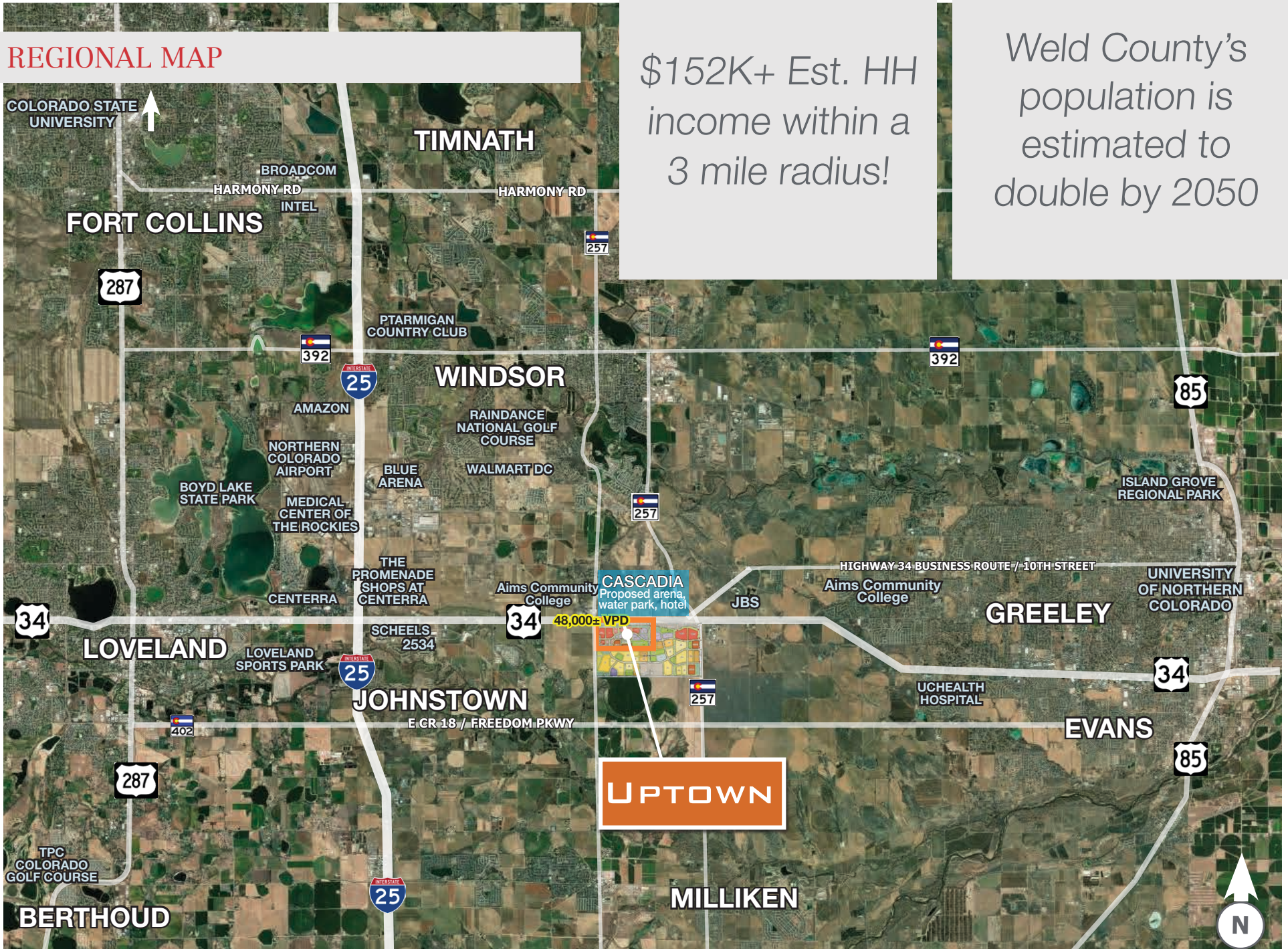
Source: Upstate Colorado



Population of approximately 982,000±
(30 mile radius from I-25 and US 34)



REGIONAL MAP



UPTOWN

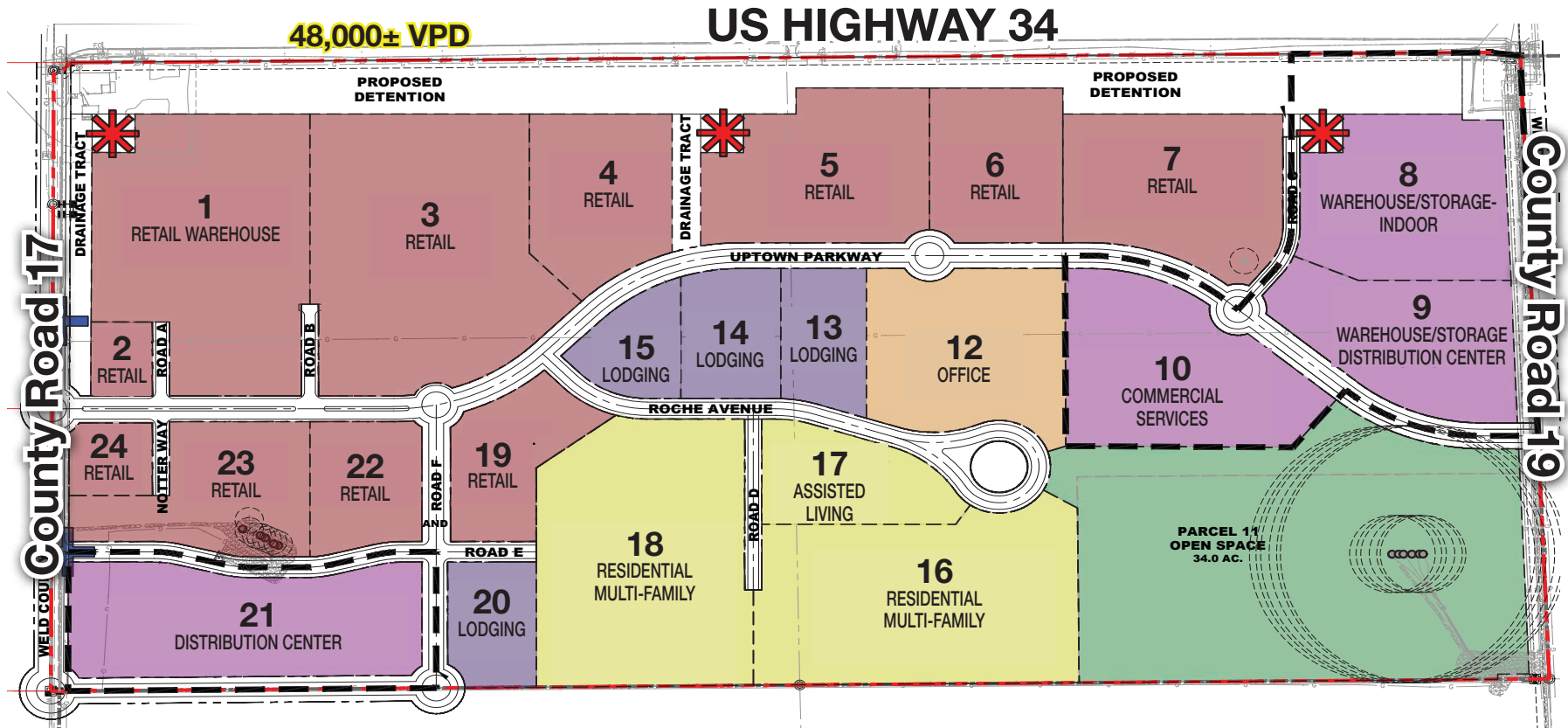


PATH OF DEVELOPMENT

UPTOWN ESTIMATED BUILD-OUT POTENTIAL:

Retail & Restaurant:	775,000 SF
Lodging:	500 Rooms
Office:	86,000 SF
Industrial:	360,000 SF
MF & Assisted Living:	970 Units

CONCEPTUAL PLAN



INDIVIDUAL LOTS OR BULK SALE - CONTACT BROKERS FOR PRICING

RETAIL	SITE SIZE	EST. BUILD-OUT
#1	16.7± AC.	145,490 SF
#2	1.5± AC.	13,068 SF
#3	19.1± AC.	166,399 SF
#4	7.1± AC.	61,855 SF
#5	9.7± AC.	84,506 SF
#6	7.1± AC.	55,757 SF
#7	10.0± AC.	87,120 SF
#19	4.9± AC.	42,689 SF
#22	4.4± AC.	38,333 SF
#23	7.2± AC.	62,726 SF
#24	1.9± AC.	16,553 SF

LODGING	SITE SIZE	EST. # OF ROOMS
#13	3.7± AC.	125
#14	4.0± AC.	125
#15	3.0± AC.	125
#20	3.4± AC.	125

RESIDENTIAL	SITE SIZE	EST. # OF DU'S
#16	16.7± AC.	418
#17	5.1± AC.	128
#18	17.1± AC.	428

INDUSTRIAL	SITE SIZE	EST. BUILD-OUT
#8	10.0± AC.	87,120 SF
#9	8.7± AC.	75,794 SF
#10	10.9± AC.	94,961 SF
#21	11.9± AC.	103,673 SF

PROPOSED INDUSTRIAL MEDIUM ZONING (I-M)

OFFICE	SITE SIZE	EST. BUILD-OUT
#12	9.9± AC.	86,249 SF

CONCEPTUAL PLANS FOR UPTOWN AND DELANTERO

HIGHLY VISIBLE COMMERCIAL SITES ALONG THE BUSY US HIGHWAY 34 CORRIDOR!

ESTIMATED ROOFTOP BUILD-OUT POTENTIAL:

Uptown: Up to 972 Units
Delantero: Up to 3,600 Units

