



HIGH-VISIBILITY RETAIL OPPORTUNITY
1.36 Acres with Existing CarWash and Motel

RETAIL FOR SALE

201 1st Street + 200 2nd Street, Fort Lupton, CO, 80621

Positioned at the gateway to Fort Lupton along the Highway 52 retail corridor, this 1.36-acre site combines immediate retail income potential with compelling long-term redevelopment upside. The property is currently home to an operating motel and a self-service car wash—two established commercial uses that provide valuable flexibility for an investor to continue operations, reposition the existing improvements, or pursue a transformative new development.

The property's existing 1.5" and two ¾" commercial water taps are a valuable asset for redevelopment. With prominent corridor visibility, convenient access and established utility infrastructure, this site offers a strategic foothold along one of Fort Lupton's primary commercial corridors. With more than 3,500 new rooftops underway, and traffic counts at 15,000 vehicles per day (VPD), this location represents a rare retail site-selection opportunity in a prime location. Assemblage with the adjacent 1.2-acre site is possible, contact broker for details.

SITE SIZE	1.36 Acres (59,225 SF)*
BUILDING SIZE	Car wash – 2,139 SF Motel – 7,394 SF (two buildings)
PRICE	Negotiable
AVAILABLE	Immediately
WATER TAPS	Two (3/4") + One (1.5")
UTILITIES	• Water: City of Fort Lupton • Sewer: City of Fort Lupton • Electric: United Power
ZONING	Flexible C-1 (Commercial Neighborhood)

**Source– Weld County Assessor*

FOR MORE INFORMATION:

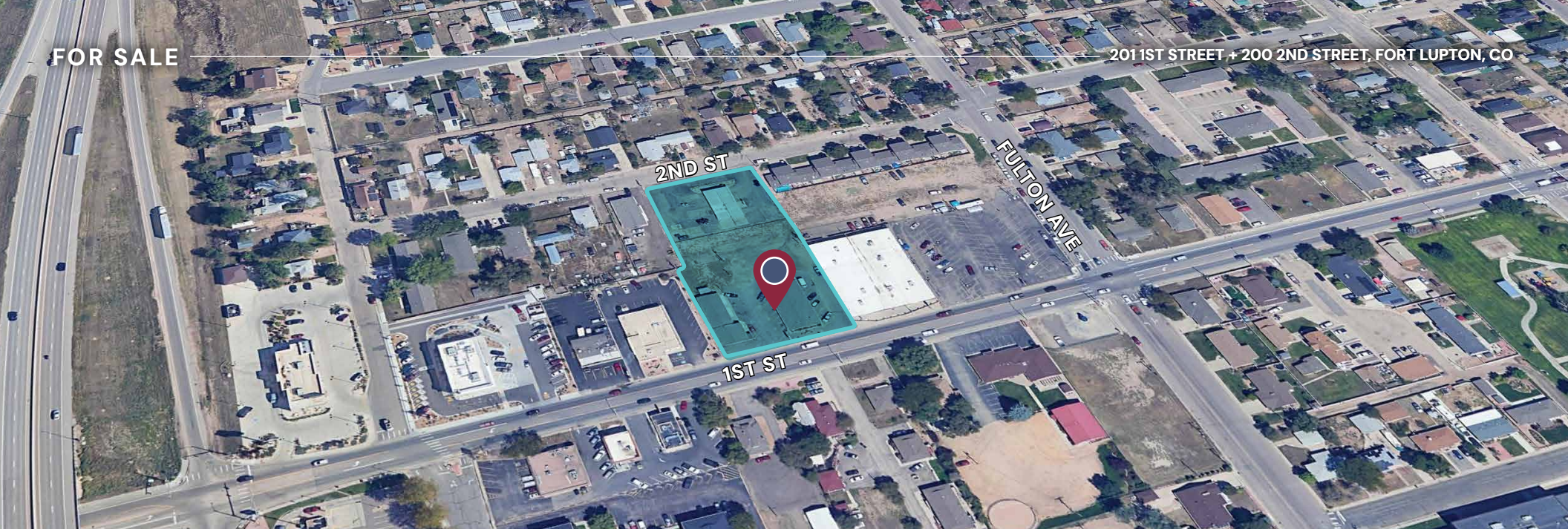


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FOR SALE

2011ST STREET + 200 2ND STREET, FORT LUPTON, CO



HIGHLIGHTS

Site and Location

- High-visibility frontage on Highway 52 (15,000 vehicles per day)
- Signalized intersection potential (1st and Fulton)

Development Advantages

- Existing water taps included (more than \$500,000 value)
- Utilities available on-site
- City open to redevelopment dialogue
- Flexible C-1 (Commercial Neighborhood) zoning
- Opportunity for vertical mixed-use configuration
- Potential assemblage upside

Market Positioning

- More than 3,500 new rooftops recently completed or under construction in Fort Lupton
- Strong workforce housing demand drivers
- Ideal for neighborhood retail: café, medical, service retail, car wash

PRIME RETAIL DEVELOPMENT OPPORTUNITY

Entitlements

- Zoning: (C-1) Neighborhood Commercial Along 1st Street, surrounded by (R-3) High Density Residential
- [Fort Lupton Comprehensive Plan](#)
- [Fort Lupton Development Code](#)

Municipal Fees

- City of Fort Lupton [Land Use and Escrow Fees](#)
- [Raw Water Dedication Fees](#)
- [Investment, Building Permit and Other Fees](#)

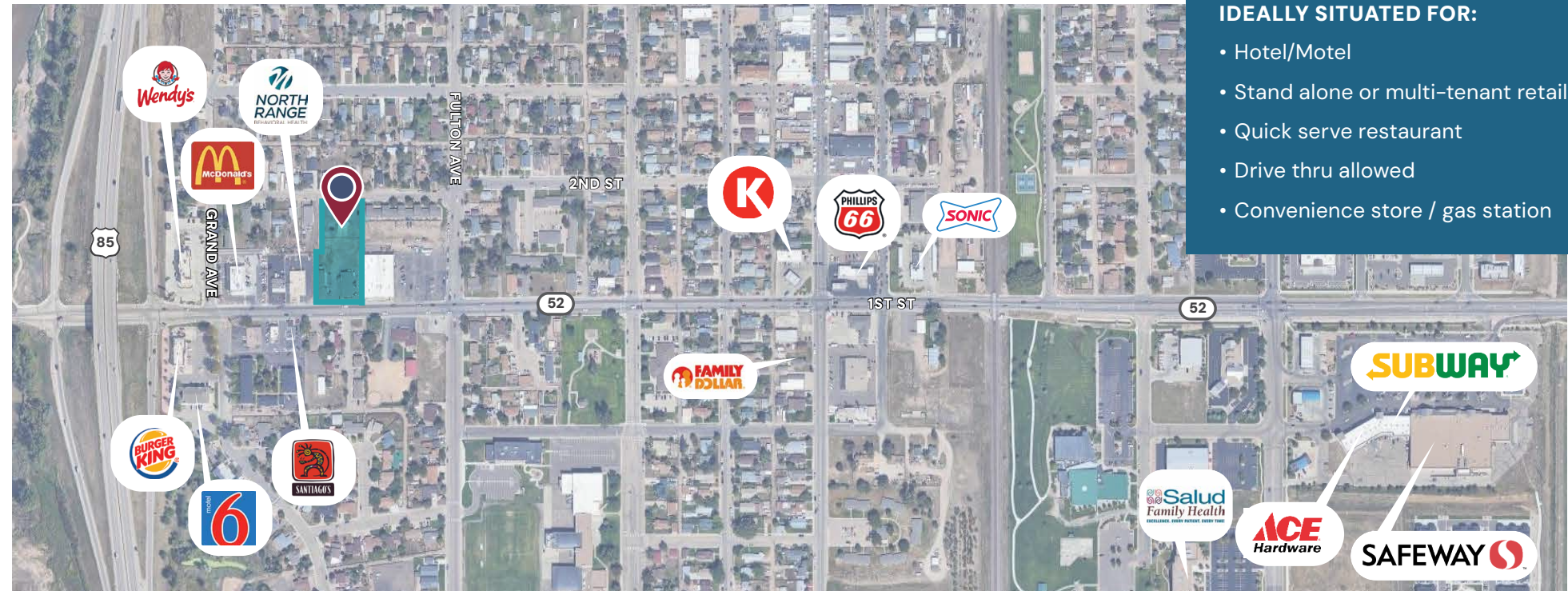
Incentives

- Enterprise Zone tax credit eligibility
- Fort Lupton Urban Renewal Area
- Other redevelopment incentives may be possible

Zoning Map



RETAIL TRADE AREA MAP



DEMOGRAPHICS

FORT LUPTON, COLORADO

A growing Weld County community just 30 miles north of Denver along U.S. Highway 85. Known for its small-town charm and rich history, the city offers affordable housing, quality schools, and easy access to the Front Range. Residents enjoy parks, trails, and community events, while businesses benefit from strong transportation access and a supportive local economy. Blending tradition with opportunity, Fort Lupton is a welcoming place to live, work, and grow.

POPULATION		
2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
10,918	13,295	126,805
EMPLOYEES		
2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
2,541	2,861	26,651
AVERAGE HOUSEHOLD INCOME		
2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
\$86,221	\$93,524	\$113,600

REGIONAL DEVELOPMENT MAP

