

PRIME DEVELOPMENT SITE IN RAPIDLY GROWING WEST GREELEY

FOR SALE

NEAR THE SEC OF US 34 BUSINESS & HIGHWAY 257
GREELEY, CO

WITHIN CLOSE PROXIMITY TO THOUSANDS OF NEW ROOFTOPS UNDER CONSTRUCTION OR IN PLANNED OR PROPOSED STAGES



**AVAILABLE
21.36± Ac.**

Poudre Heights 1,200± DU's (Proposed)
Lake Bluff 646 - 1,150± DU's
The Cache Up to 3,700± DU's (Proposed)
Union Colony 1,200± DU's

W 10th St (Hwy 34 Business)

PROMONTORY CORPORATE PARK



CASCADIA
Proposed arena, water park, hotel

Trails at Sheep Draw Apartments (546± Units)

Promontory Apartments (480± Units)

Creek View Apartments (348± Units)

34 ← 6.5± miles to I-25 (from Hwy 257)

34 30,000± VPD



DELANTERO
Proposed mixed-use, master-planned development

UPTOWN
Proposed mixed-use, master-planned development

MORE PEOPLE MOVING TO GREELEY THAN ANY OTHER LARGE COLORADO CITY

US Census: 2024

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TREMENDOUS NEARBY GROWTH

**AVAILABLE
21.36± Ac.**



JOHNSTOWN

SCHEELS

LOVELAND

WINDSOR

Delantero
Proposed mixed-use + 3,600± DU's

Cascadia
Proposed arena,
water park, hotel



US Highway 34



**PROMONTORY
CORPORATE PARK**

GREELEY

Trails at
Sheep Draw
Apartments
(546± Units)

Poudre Heights
Mixed-use + 1,200± DU's

Lake Bluff
646 - 1,150 ± DU's

The Cache
Mixed-use + up to 3,700+ DU's

Union Colony
Mixed-use + 1,200± DU's

Planned
200± DU's

Proposed
198± DU's

Future
Commercial

Planned
Rental Homes &
Apartments
(400± Units)

**BOOMERANG LINKS
GOLF COURSE**



71ST AVENUE



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EXECUTIVE SUMMARY

PRIME DEVELOPMENT OPPORTUNITY IN THRIVING WEST GREELEY

This highly visible 21.36± acre development site is strategically located along Highway 34 Business Route/10th Street, near the intersection of Highway 34 and Highway 257 in west Greeley. The Property offers flexible development potential, with possible uses including multifamily housing, data centers, flex/light industrial, medical facilities, and office.

The site offers a rare opportunity to acquire prime land in an area experiencing tremendous growth and within a five-minute drive to 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, spaces for restaurants and shops, and eventually more than 6,000 residential housing units at full build-out.

Situated in a well-established and sought-after area of West Greeley, this property boasts exceptional convenience to daily amenities. As one of Northern Colorado's most dynamic and rapidly appreciating markets, the location offers minutes from top-rated Greeley schools and close proximity to Boomerang Golf Course, providing beautiful views and recreation opportunities. The property is surrounded by plenty of existing rooftops with multiple large scale residential developments under construction, planned or proposed, creating a thriving community atmosphere with strong growth potential for investors and developers alike.

MARKET OVERVIEW & AREA INFORMATION:

- **LOCATION:** Established area in west Greeley near the Twin Rivers Family FunPlex, Youth Sports Complex, Farr Regional Library and surrounded by retail, restaurants, schools, golf courses, employment and residences, with easy access to major highways and the overall region.
- **POPULATION:** Northern Colorado is one of the fastest growing areas in the U.S. with a current population of approximately 982,000 (30 mile radius from I-25 and US 34).
- **EDUCATION:** Northern Colorado features two major universities: The University of Northern Colorado (8,561± students) and Colorado State University (34,000± students), and one community college - Aims Community College (7,178± students). These are significant employers and contribute greatly to the vibrancy of the regional and local economies by providing jobs, an educated workforce, and technology transfer to the private sector. University of Northern Colorado has plans for a new college of osteopathic medicine facility coming in 2026.
- **MAJOR EMPLOYERS:** UCHHealth, Banner Health/North Colorado Medical Center, JBS USA, University of Northern Colorado, Aims Community College, Leprino Foods, TeleTech, and many more.

PROPERTY HIGHLIGHTS

- Easily accessible off Hwy 34 and 10th Street/Hwy 34 Business in West Greeley.
- Near an abundance of retail, planned mixed-use developments, health care, employment and recreation.
- Raw water included. Buyer to verify.

AVAILABLE	21.360± acres & 19.115 acre-feet of raw water
ASKING PRICE	\$4.68 / SF (\$4,350,000.00)
ZONING	PUD (Tri-Pointe Planned Unit Development)
CURRENT MILL LEVY	86.814
COUNTY	Weld
PARCEL NO.	095711002010

PROPERTY INFORMATION

ENTITLEMENTS:

- Annexed and zoned within the City of Greeley
- Zoning: PUD (Tri-Pointe Planned Unit Development)
- PUD Master Plan: [click here](#)

MILL LEVY: 86.814 mills (no metro district)

MUNICIPAL FEES:

City of Greeley Development Impact & Plant Investment Fees: [click here](#)

Raw Water Dedication Requirements: [click here](#)

Raw Water Dedication Firm Yields and Cash-in-Lieu: [click here](#)

Water & Sewer Rates and Fees: [click here](#)

UTILITIES:

Water - City of Greeley

Sewer - City of Greeley

Electric - Poudre Valley REA

Gas - Xcel Energy

RESTRICTED USES:

Warehousing uses with outdoor storage, RV & travel trailer parks, auto dealer sales lots, truck, trailer and large equipment rental.



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DEMOGRAPHICS AND AREA INFORMATION

	3-MILES	5-MILES	7-MILES
2025 Est. Population	10,639	48,469	140,591
2030 Projected Population	14,176	55,756	161,004
2025 Est. Avg. HH Income	\$135,652	\$133,748	\$125,538
Median Age	33.4	37.3	36.6
Daytime Employment	4,563	23,080	58,133

Source: Site To Business - July 2025

POPULATION GROWTH



Greeley, CO Is One of America's Fastest Growing Big Cities

Greeley metro area reported 15.3% population growth in the last five years, the 19th most among 381 U.S. metro areas with available data. The latest data from the U.S. Census Bureau's American Community Survey shows that Greeley's population grew to 340,036 from 294,932 in 2016. (24/7 Wall St. & U.S. Census Bureau - December, 2022).



Population of approximately 982,000±

(30 mile radius from I-25 and US 34)

HOUSING STATS



Greeley Detached Home Prices | Average: \$473,043; Median: \$442,500 (Q1' 2025, Source: IRES)



Greeley Attached Home Prices | Average: \$358,635; Median: \$356,950 (Q1' 2025, Source: IRES)

Highway 257	3 minutes
King Soopers Marketplace (71st Ave & 10th Street)	6 minutes
UCHealth Greeley Hospital	7 minutes
Aims Community College	10 minutes
Downtown Windsor	11 minutes
Interstate 25	11 minutes
Highway 85	15 minutes
University of Northern Colorado	17 minutes
Downtown Greeley	18 minutes
Downtown Fort Collins	29 minutes
Denver International Airport	57 minutes
Downtown Denver	60 minutes



