

Red Rock Buckeye

Interstate Property

WY

CO

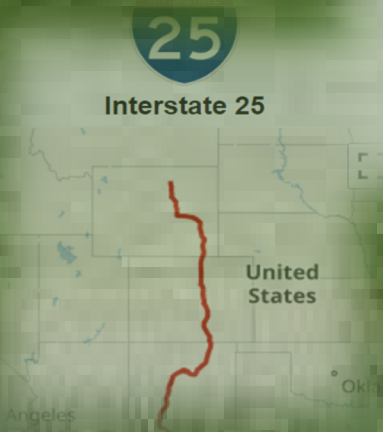
Presented by:

Red Diamond Realty

I-25 and Buckeye Rd
Exit 288 Northeast and
Northwest Wellington, CO

Tracts

- A. ~29.6 acres**
- B. ~20 acres**
- C. ~ 35.2 acres**



Presented by Jeanine Perry
Red Diamond Realty
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LLC member is licensed agent

FOR SALE

Red Rock Buckeye

Wellington, CO 80549



Multi-Purpose Land With Access From I-25

This open zoned property offers a myriad of choices. The need for major traveler's services is almost endless. From Truck-stops, to Lodging to Retail Development, Distribution to National Chains. These sites, 10 miles north of Wellington CO and 10 miles south of WY provide I-25 access with both north and southbound exits.

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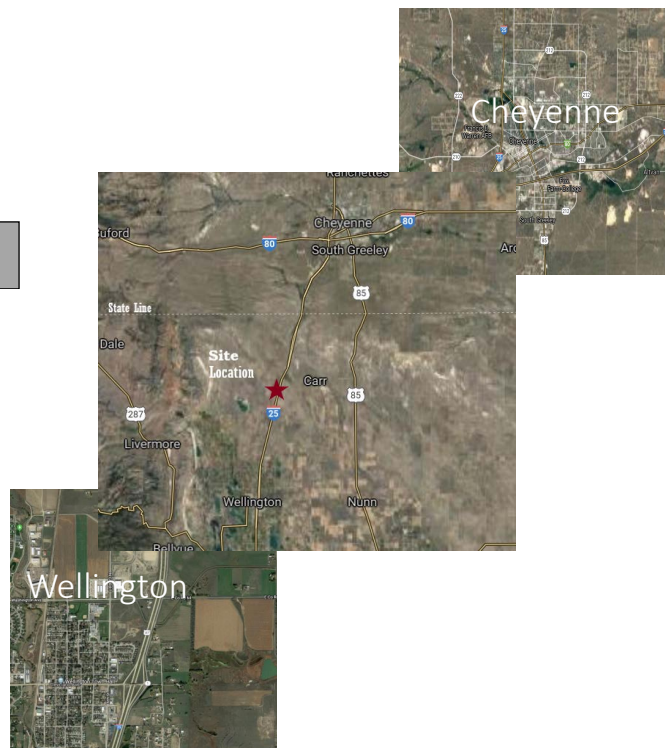
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Site Features

Traffic Count:	100,000 Plus VPD on I-25
Zoning:	Designated Retail Node
Sale Type:	Investment
Access:	Paved roads
Power:	Nearby
Water:	NA



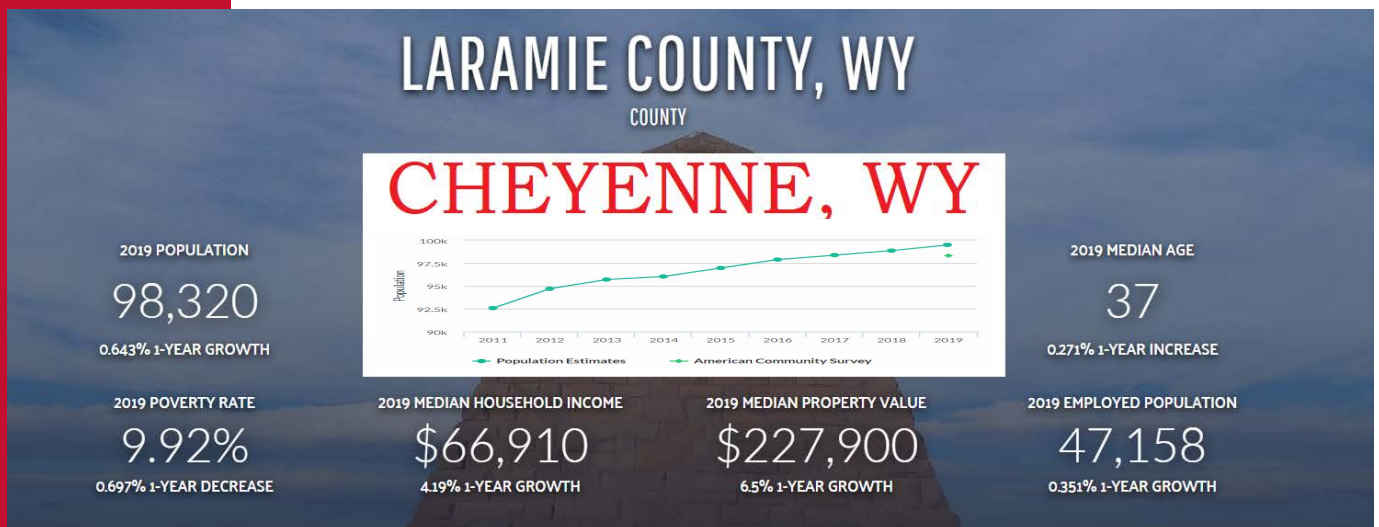
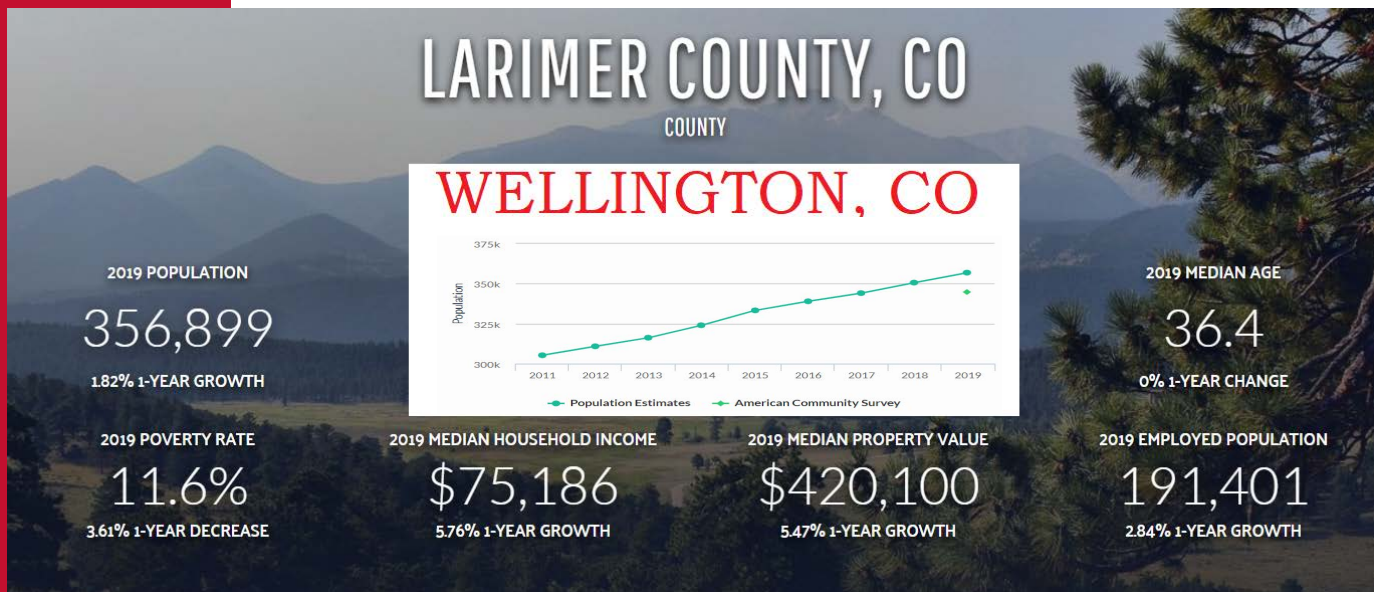
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DEMOGRAPHICS



FOR SALE

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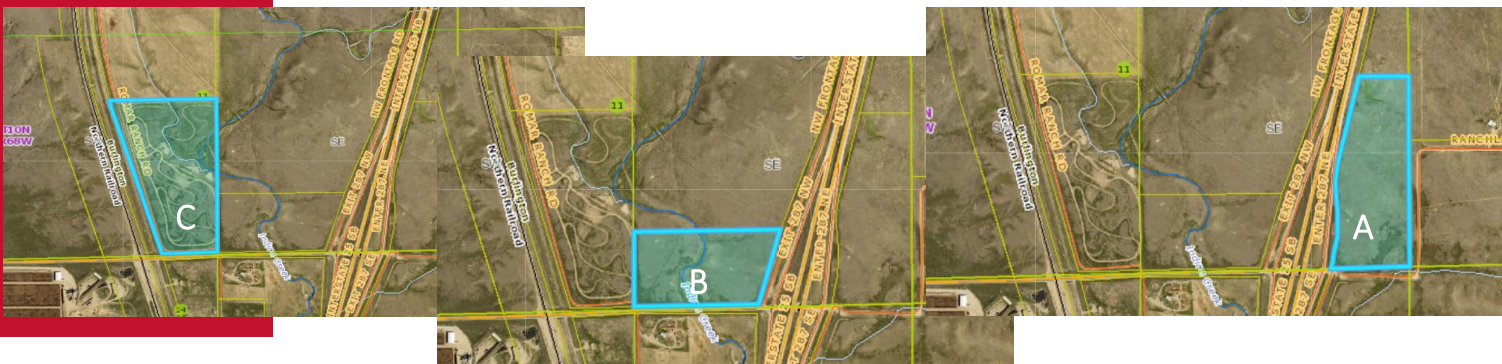


LOCATION

This Investment opportunity along I-25 in northern Colorado offers parcels on both the east and west sides of the interstate with existing north and southbound exits. Drive 20 miles north to Interstate 80 for coast-to-coast access. DIA is just 85 miles to the south. These parcels have amazing potential for growth in the next 10 years as Larimer County grows north and Cheyenne grows south.



- Strong North and South Demographics
- Amazing Upside Potential
- Interstate Visibility with North and South Accessibility



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WHAT IS THE PLAN?

In 2020 Larimer County installed a new Comprehensive Plan to Guide Growth for the next 20 years. See detail info here:

<https://www.larimer.org/strategicplan> for more info



EXIT 288

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Interstate 25 (I-25) is a major Interstate Highway in the western United States. It is primarily a north-south highway, serving as the main route through New Mexico, Colorado, and Wyoming. I-25 stretches from Interstate 10 at Las Cruces, New Mexico (approximately 25 miles (40 km) north of El Paso, Texas), to Interstate 90 in Buffalo, Wyoming (approximately 60 miles (97 km) south of the Montana-Wyoming border).[2] It passes through or near Albuquerque, New Mexico; Colorado Springs, Colorado; Denver, Colorado; and Cheyenne, Wyoming. The I-25 corridor is mainly rural, especially in Wyoming, excluding the Albuquerque, Pueblo, Colorado Springs, and Denver metropolitan areas. The part of I-25 in Colorado passes just east of the Front Range of the Rocky Mountains.

The Larimer County Comprehensive Plan is a policy document that establishes a long-range framework for decision-making for Larimer County. This Plan focuses on regional opportunities and challenges, with specific focus on the unique character of the unincorporated areas of Larimer County.

Through Principles, Policies, and Implementation Strategies, the Plan provides policy guidance for future land development, public services, environmental protection, and to support future economic health to sustain the community. It is organized according

to the Colorado Resiliency Framework, and replaces the 1997 Larimer County Master Plan.

