



Kentwood
Commercial

**AVAILABLE FOR SALE -
6.088 AC Commercial Land**

**S Rollie Avenue & Reynolds Street
Fort Lupton, Colorado**

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PROPERTY DETAILS

3 Separate Parcels

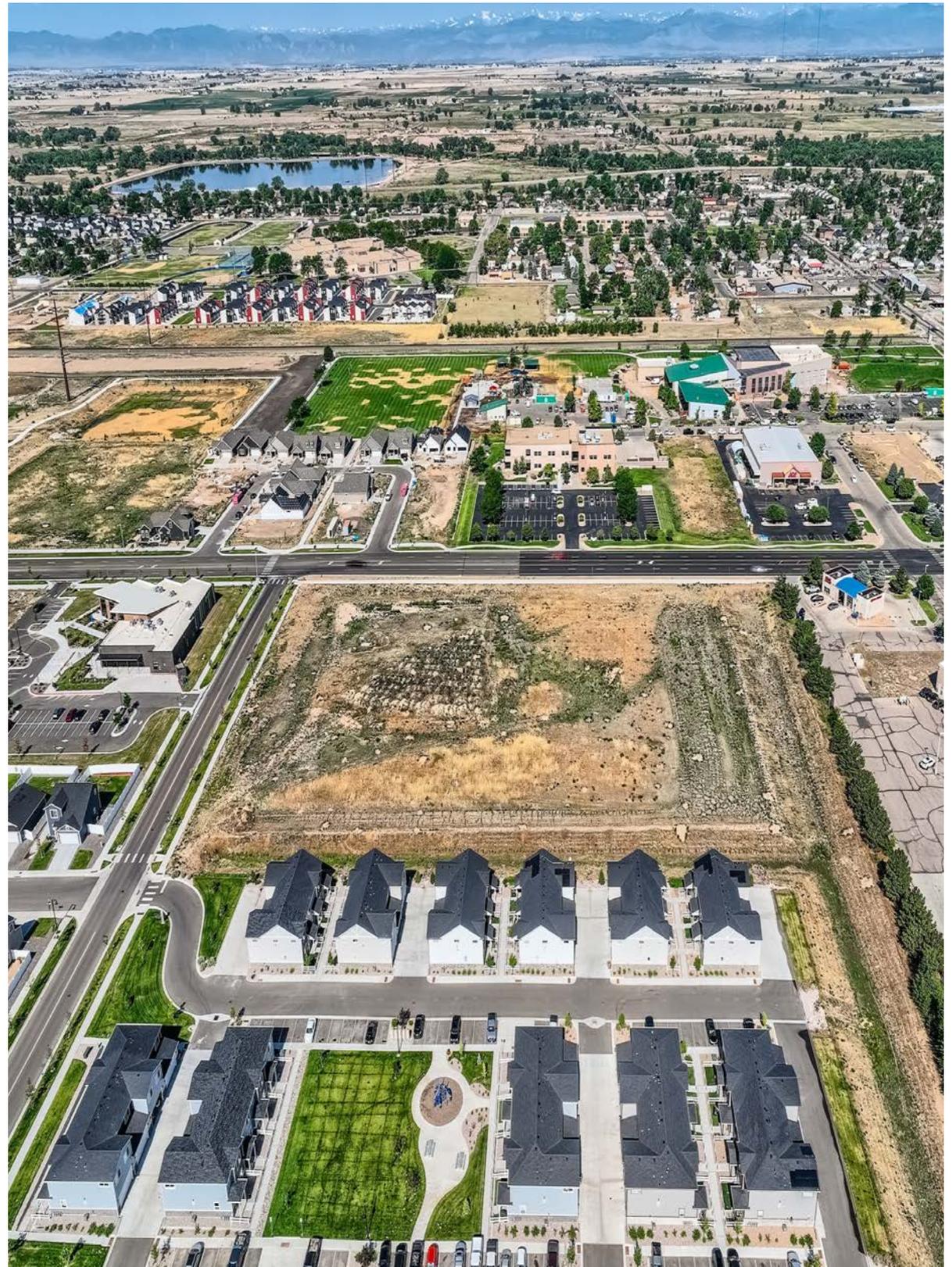
Parcel 147105321001 = 4.994 AC

Parcel 147105321004 = 1.073 AC

Parcel 147105321003 = 0.021 AC

List Price	Contact Listing Brokers
Total Site Size	6.088 AC (265,185 SF)
County	Weld
Property Type	Commercial Land
Zoning	PUD
Taxes (Est.)	TBD

Kentwood Commercial is excited to offer an exceptional opportunity to purchase three parcels of commercial land in Fort Lupton, Colorado. Spanning approximately 6.088 acres, this site comes equipped with utility infrastructure and boasts flexible zoning, making it suitable for a wide range of development possibilities. Ideally situated just off 1st Street, this prime location provides convenient access to Highway 85, ensuring excellent connectivity and visibility. The property is surrounded by thriving retail outlets, restaurants, and newly developed residential communities, enhancing its appeal and potential for growth. The proximity to essential amenities and the growing local population further underscore the strategic value of this land.





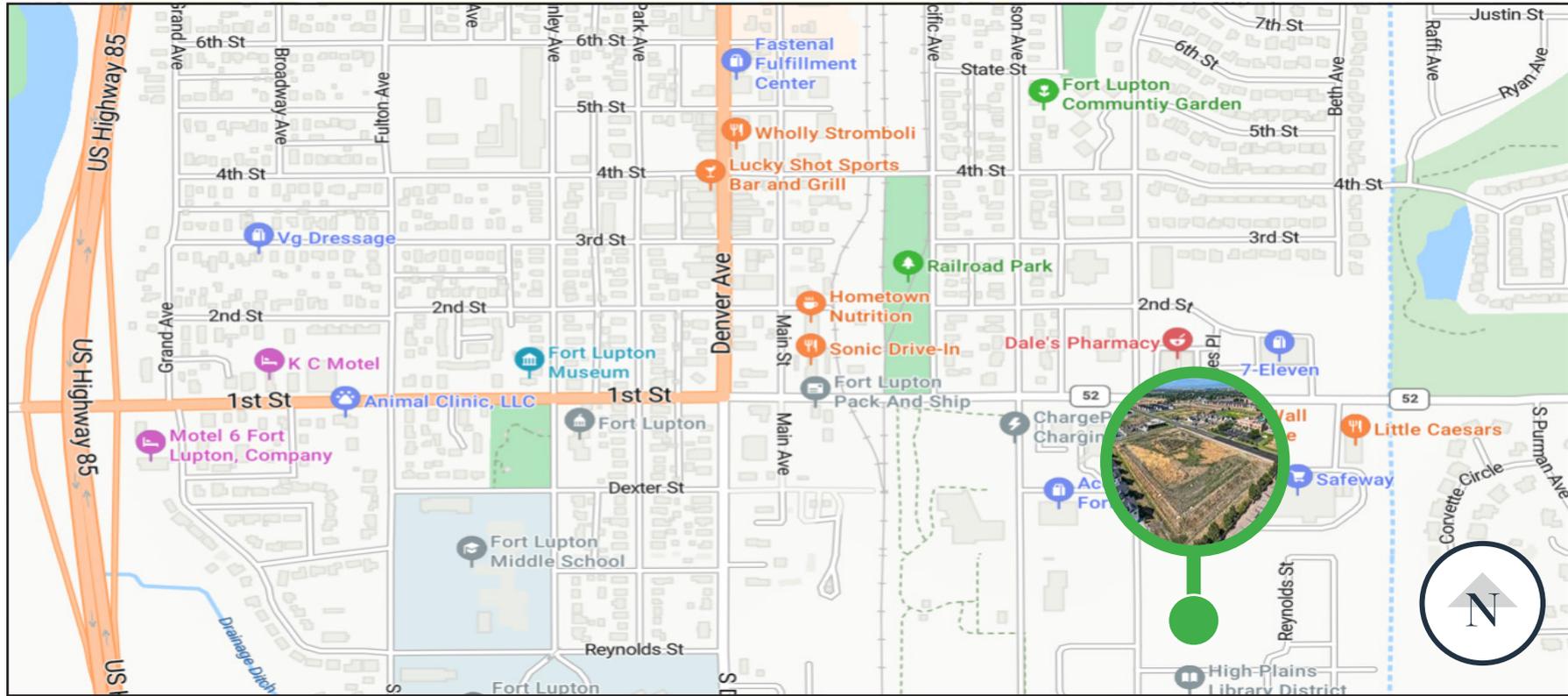
ZONING INFORMATION

ZONED PUD

Planned Unit Developments (PUDs) in Weld County, Colorado can allow a variety of uses for land, including residential, commercial, industrial, agricultural, educational, and recreational.

[CLICK HERE FOR LINK TO WELD COUNTY ZONING INFORMATION](#)

Area Highlights



RESTAURANTS

Main Street Cafe
 Great Wall Chinese
 Wholly Stromboli
 Peppers Fireside Grille
 The Grill on Main Street
 El Gueros Tacos
 Sanitago's Mexican Restaurant
 McDonald's
 Wendy's
 Little Caesars Pizza
 Domino's Pizza
 The Tavern Restaurant

COFFEE/CONFECTIONS

Starbucks
 Hard Bean Coffee
 The Kindly Made Cup
 Pine Grove Coffee Bar
 Tocumbo Ice Cream
 La Michoacana

BARS/BREWERIES

Lucky Shot Sports Bar
 Silver Moon Bar & Cafe
 Jerry's Bar & Grill
 Copper Rail Bar & Grill

ENTERTAINMENT

Coyote Creek Golf Course
 Fort Lupton Recreation Center
 Community Center Park
 Fort Lupton Museum
 Pearson Park
 Koshio Park

WELLNESS

Maggie's Wellness Massage
 Simone Physical Medicine
 A Natural Way
 Roger D Wallis Chiropractic

RETAIL/SERVICES

Safeway
 Ace Hardware
 Dale's Pharmacy
 O'Reilly Auto Parts
 Grease Monkey
 FedEx
 Elite Nails
 Great Clips
 Whipsaw Wine & Spirits
 Motel 6
 Bank of Colorado
 Salon 306

Site Location



Neighborhood Info

DEMOGRAPHICS

POPULATION 2023	1 mi	7,599
	2 mi	9,436
	3 mi	10,380
HOUSEHOLDS 2023	1 mi	2,514
	2 mi	3,096
	3 mi	3,416
AVERAGE HOUSEHOLD INCOME	1 mi	\$89,597
	2 mi	\$93,606
	3 mi	\$94,598
TOTAL CONSUMER SPENDING	1 mi	\$90,064,058
	2 mi	\$113,628,255
	3 mi	\$126,800,103

SCHOOLS -

Weld Re-8 School District

Elementary	Twombly Elementary
Middle School	Fort Lupton Middle School
High School	Fort Lupton High School

FORT LUPTON

Fort Lupton, Colorado, is a vibrant and growing community located in Weld County, just 25 miles north of Denver. Known for its rich history and small-town charm, Fort Lupton offers a unique blend of rural tranquility and urban convenience. The town is home to a diverse population and provides an excellent quality of life with its array of local amenities, including parks, schools, and cultural attractions. Fort Lupton's strategic location along Highway 85 provides easy access to the larger metropolitan areas while maintaining a close-knit community atmosphere. The area is experiencing steady growth, with new residential and commercial developments contributing to its dynamic and prosperous future. Fort Lupton is an ideal destination for those seeking a balance between the serene Colorado countryside and the bustling energy of nearby cities.



AERIAL PHOTOS



EXTERIOR PHOTOS





6.088 Acres of Commercial Land

S ROLLIE AVENUE &
REYNOLDS STREET

FORT LUPTON, COLORADO

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