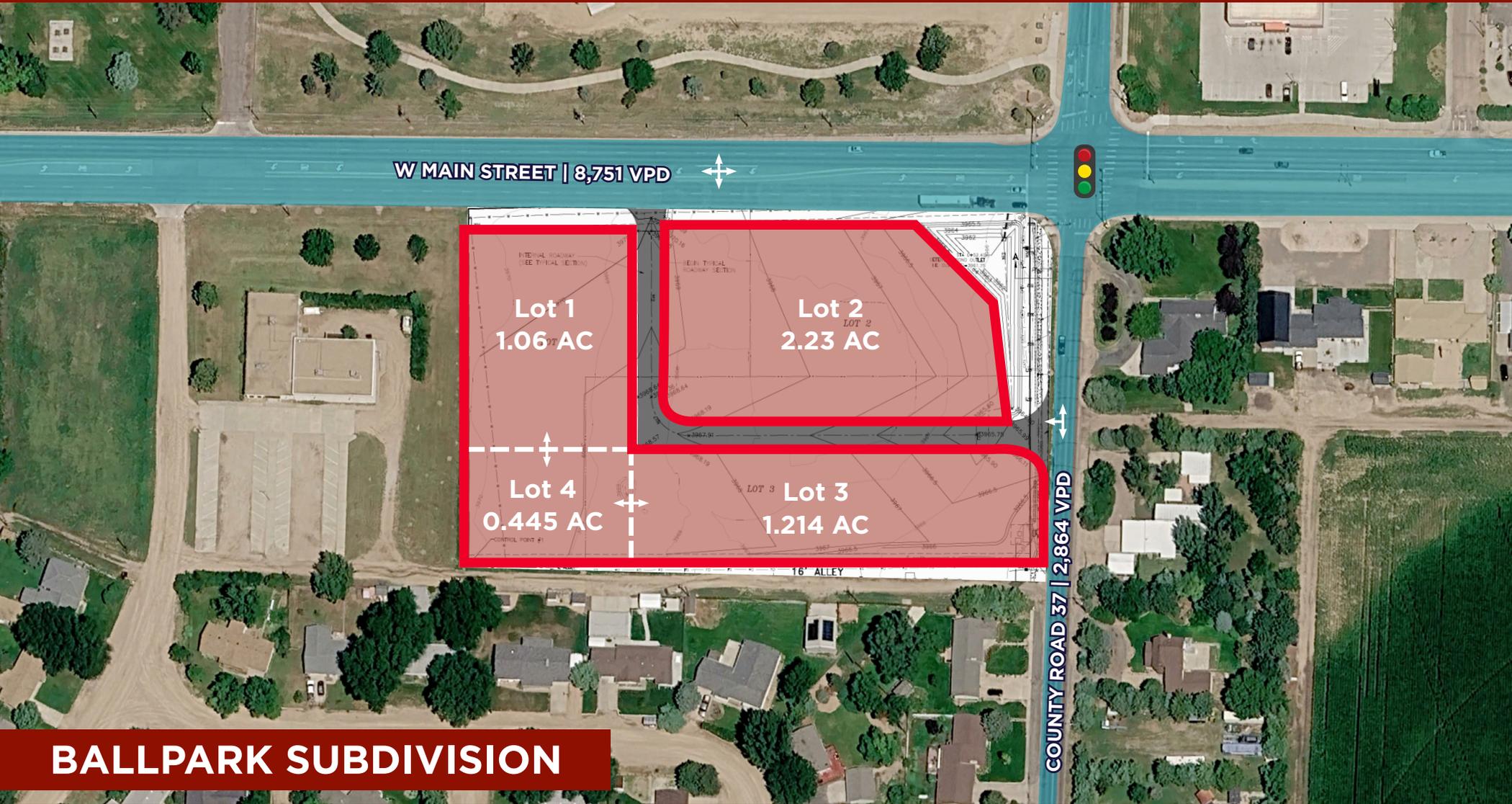


BALLPARK AT STERLING LAND

12915 County Road 37, Sterling, CO 80751



BALLPARK SUBDIVISION

Patrick McGlinchey | Managing Director | +1 210 303 3149 | patrick.mcglinchey@cushwake.com
Justin Gregory | Managing Director | +1 303 803 7170 | justin.gregory@cushwake.com
Jack Lazzeri | Senior Associate | +1 303 981 6521 | jack.lazzeri@cushwake.com





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LOT BREAK DOWN

AVAILABLE

0.45 - 4.48 AC

PRICING

Contact Broker

CITY/COUNTY

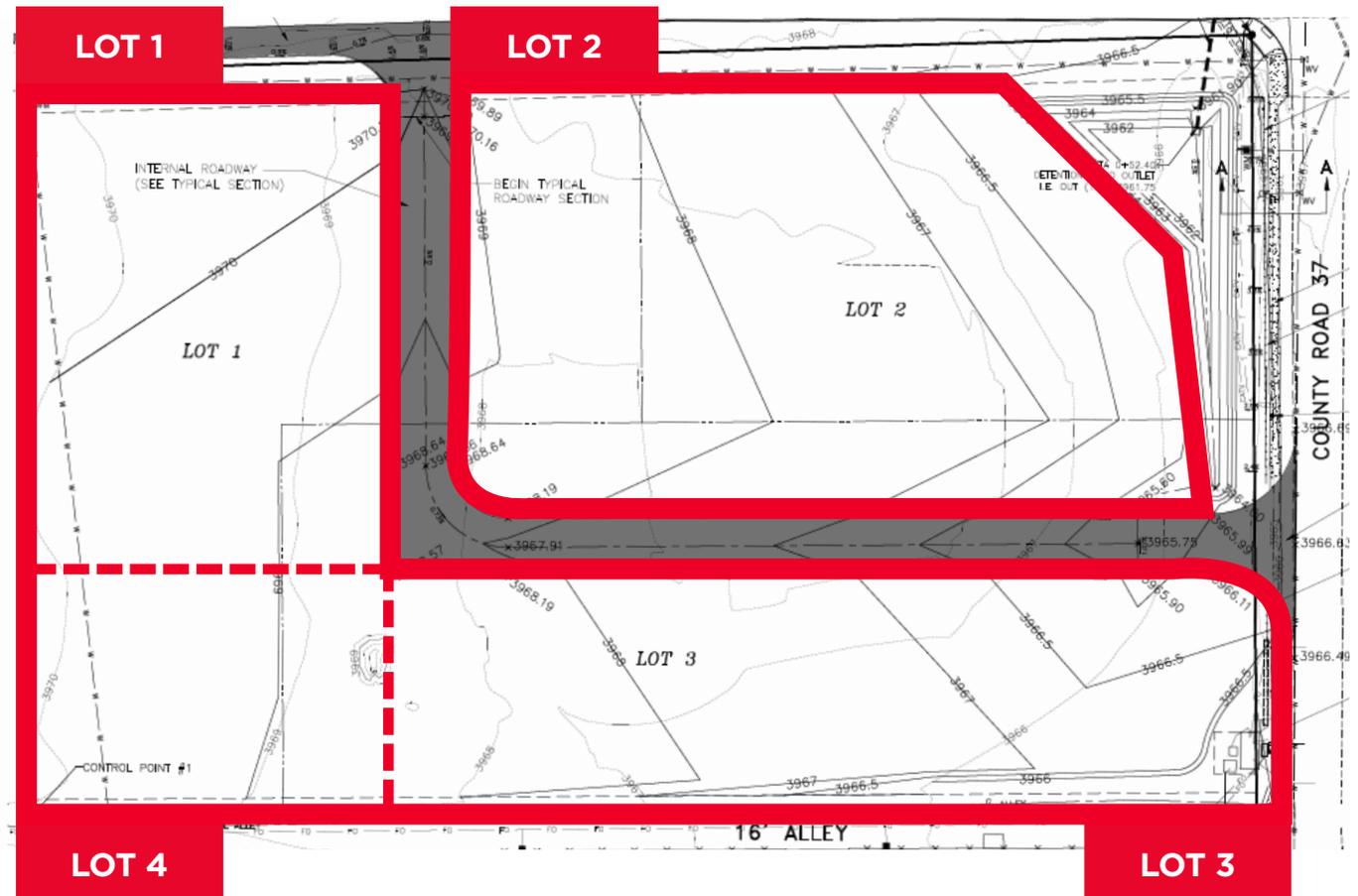
Sterling/Logan

ZONING

CC ([Click for more Info](#))

PROPOSED LOTS

- **LOT 1**
1.06 - 1.505 AC
- **LOT 2**
2.23 AC
- **LOT 3**
1.214 - 1.659 AC
- **LOT 4**
0.445 AC





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PROPERTY HIGHLIGHTS

ABOUT THE PROPERTY

- Corner lots for sale in Sterling, CO
- Signalized hard corner across from the only Walmart & Home Depot in town
- Located at the entrance of Ballpark Subdivision
- Zoned commercial corridor

TRAFFIC COUNTS

Year: 2025 | Colorado.gov

W Main Street	8,751 VPD
County Road 37	2,864 VPD

DEMOGRAPHICS

Year: 2025 | Source: Esri

	1 Mile	5 Miles	10 Miles
Population	2,550	16,156	17,005
Daytime Population	2,466	15,172	15,760
Avg. Household Income	\$83,799	\$76,809	\$78,088
Estimated Households	1,036	5,998	6,314





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AERIAL MAP





BALLPARK AT STERLING LAND

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DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	5 Miles	10 Miles
2025 Estimated Population	2,550	16,156	17,005
2030 Projected Population	2,536	15,930	16,765
Proj. Annual Growth 2025 to 2030	-0.11%	-0.28%	-0.28%

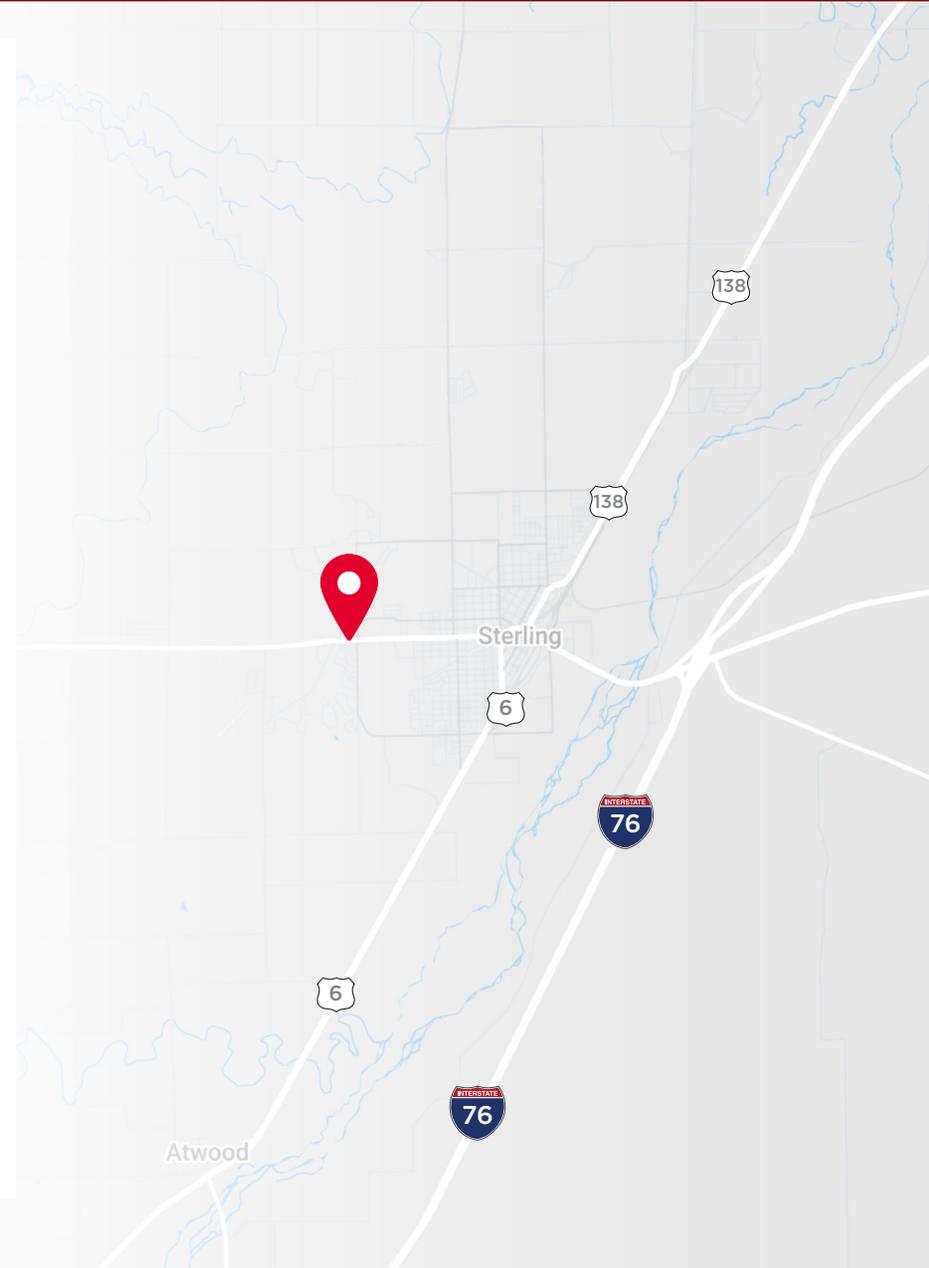
Daytime Population	1 Mile	5 Miles	10 Miles
2025 Daytime Population	2,466	15,172	15,760
Workers	1,336	8,109	8,271
Residents	1,130	7,063	7,489

Income	1 Mile	5 Miles	10 Miles
2025 Est. Average Household Income	\$83,799	\$76,809	\$78,088
2025 Est. Median Household Income	\$77,031	\$60,015	\$61,162

Households & Growth	1 Mile	5 Miles	10 Miles
2025 Estimated Households	1,036	5,998	6,314
2030 Estimated Households	1,030	5,920	6,231
Proj. Annual Growth 2025 to 2030	-0.12%	-0.26%	-0.26%

Race & Ethnicity	1 Mile	5 Miles	10 Miles
2025 Est. White	80%	78%	79%
2025 Est. Black or African American	1%	3%	3%
2025 Est. Asian or Pacific Islander	1%	1%	1%
2025 Est. American Indian or Native Alaskan	1%	1%	1%
2025 Est. Other Races	17%	16%	16%
2025 Est. Hispanic (Any Race)	19%	19%	18%

Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



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Led by Managing Directors Patrick McGlinchey and Justin Gregory, Cushman & Wakefield's Colorado Retail Services team specializes in retail leasing, commercial land, and building sales throughout the Rocky Mountain region. McGlinchey is highly regarded for his ability to navigate complex zoning processes and his intentional approach to executing client strategy, while Gregory brings a direct, no-nonsense style and a team-first mentality to every transaction.

They are supported by Jack Lazzeri, a fifth-generation Coloradan focused on tenant expansion and landlord representation, and Nico Demetrian, a Brokerage Specialist and licensed drone pilot who provides essential valuation and property marketing support. Together, the team leverages deep local roots and a collaborative workflow to deliver clear, actionable results for their clients.