

9843 County Road 74, Severance

Prime Commerical Land / Retail Opportunity For Sale



32,234 SF
0.74 AC

E Harmony Rd

E Harmony

CBRE

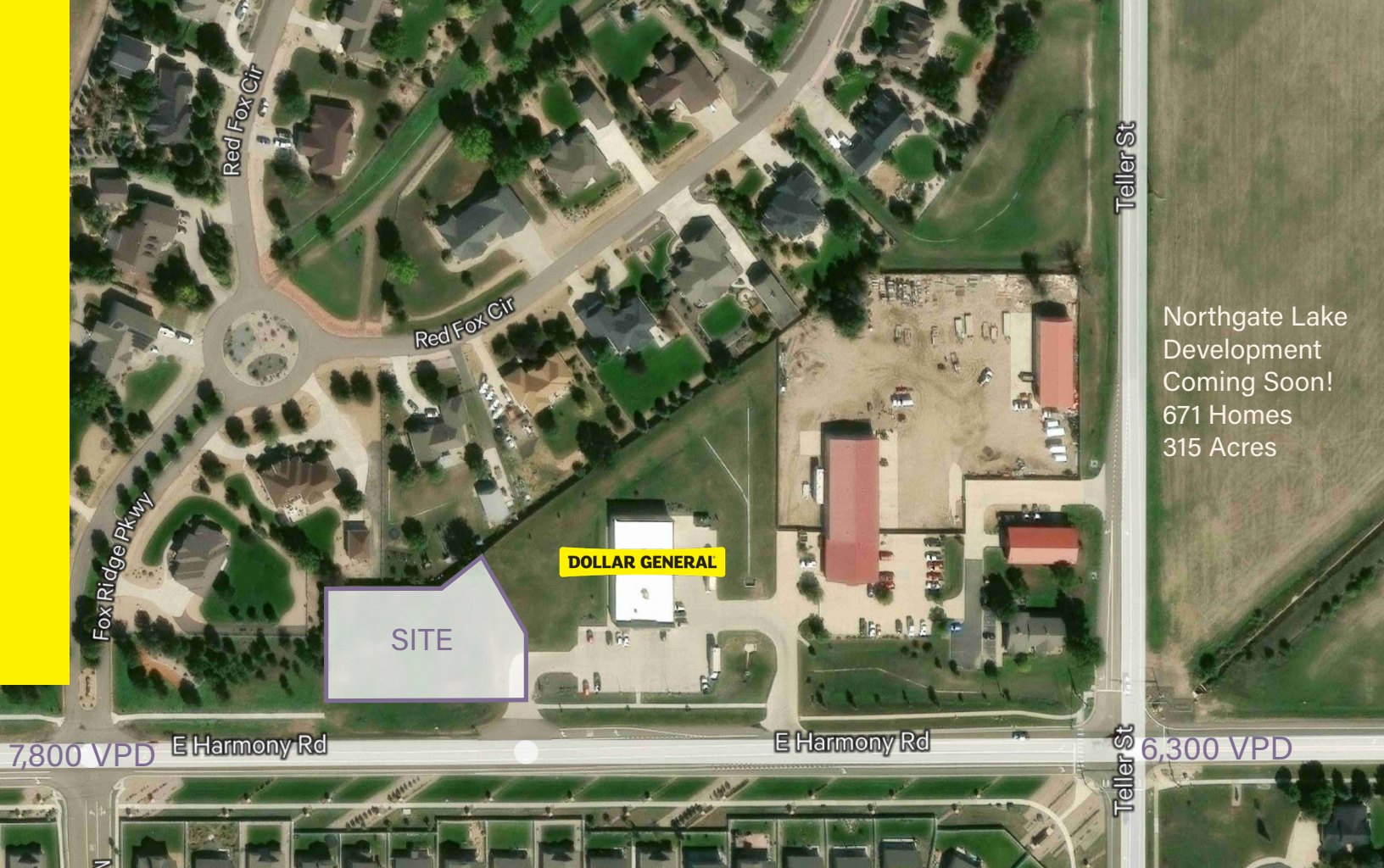
Rare Ground-Floor Opportunity

This 0.74-acre commercial land parcel at 9843 County Road 74 is in one of northern Colorado's fastest-growing communities. Situated along East Harmony Road - a primary east-west arterial carrying approximately 7,800 vehicles per day - this site offers outstanding visibility, direct access, and immediate proximity to the rooftops and daytime population that retailers and service businesses depend on. Severance has experienced exceptional residential expansion over the past several years, transforming from a small rural community into a thriving suburban town with a growing demand for everyday goods and services. With multiple master-planned neighborhoods actively developing and a population that has grown by over 66% since the 2020 census, the timing to plant a commercial flag in Severance has never been stronger.



Property Highlights

- 0.74 acres ($\pm 32,234$ SF) of commercially zoned land ready for development
- Frontage and exposure along East Harmony Road (CR 74) with ~7,800 VPD
- Surrounded by established and new residential neighborhoods driving rooftop counts
- Convenient access on Harmony Road between I-25 and HWY 85
- Located within a community actively seeking new businesses to serve its growing population



Total Land SF
32,234

0.74 AC

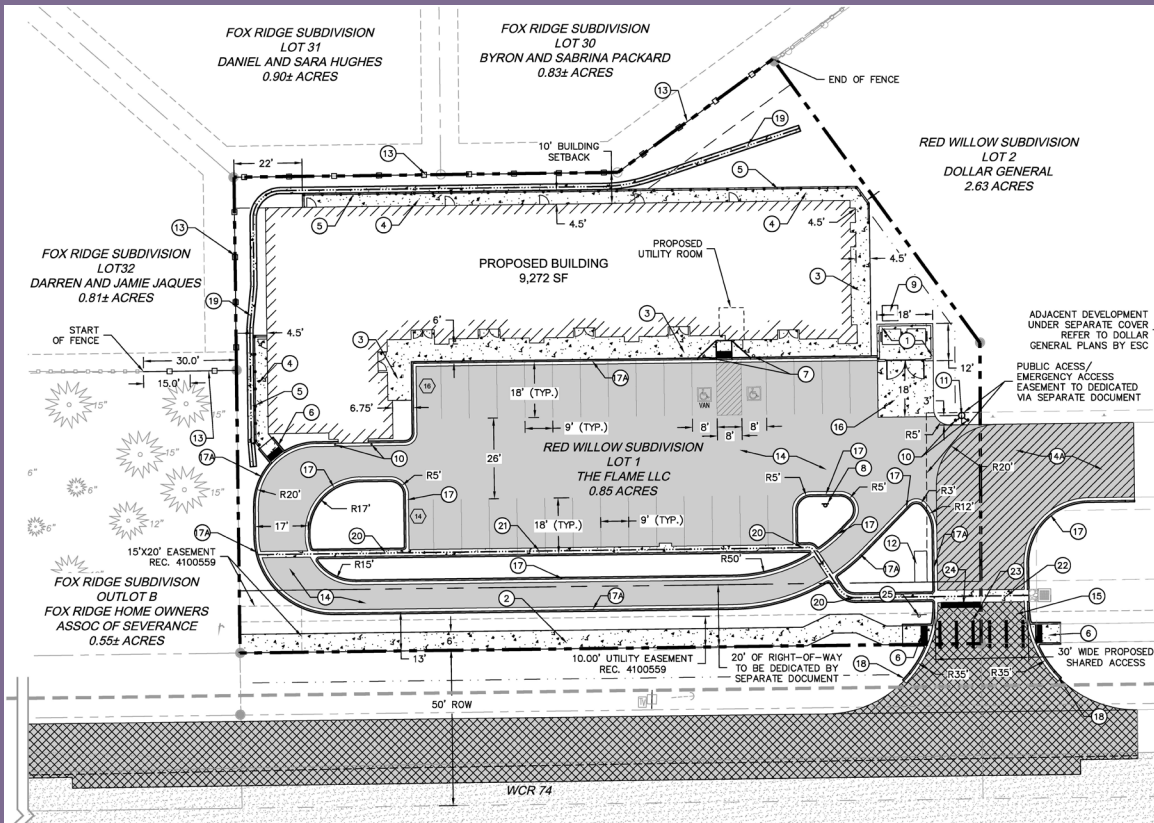
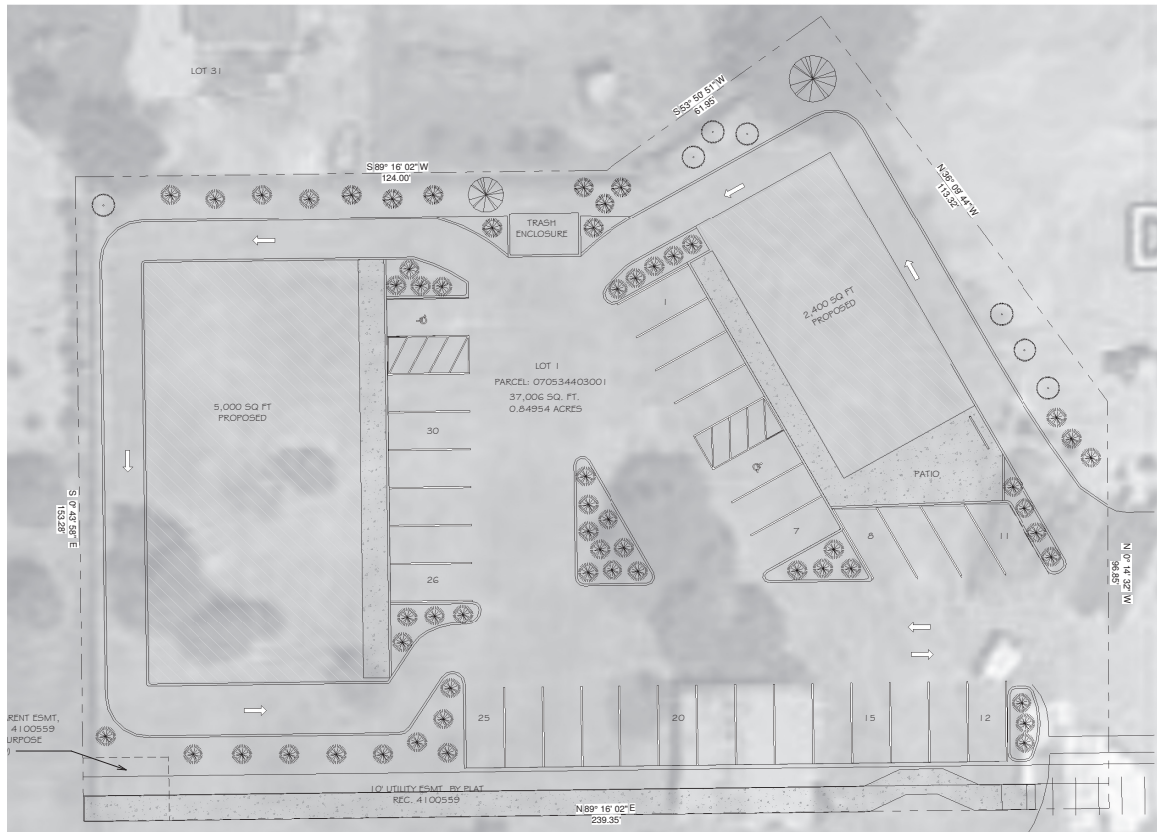


Sale Price:
\$644, 680

\$20/SF

Development Ideas

2 Buildings:
5,000 &
2,400 SF



1 Building:
9,200 SF

Population Growth Pushes Demand Eastward into Severance and Weld County

20

Minutes to Fort Collins

Colorado State University and Major Employment Base

25

Minutes to Greeley

Weld County Seat and Regional Community Center

I-25

Access via Harmony Rd

Connects the Site to the Entire Front Range

3

Nearby Towns

Windsor, Timnath and Fort Collins Draw Additional Customers from Adjacent Markets

An aerial photograph of a suburban neighborhood. In the foreground, there is a large, irregularly shaped pond with a central fountain spraying water. The pond is surrounded by green grass and some trees. To the left of the pond, there is a paved road with several cars parked along the side. Beyond the road, there are rows of single-story houses with grey roofs and green lawns. The houses are arranged in a grid-like pattern. In the background, the neighborhood continues, with more houses and some open fields visible under a clear blue sky.

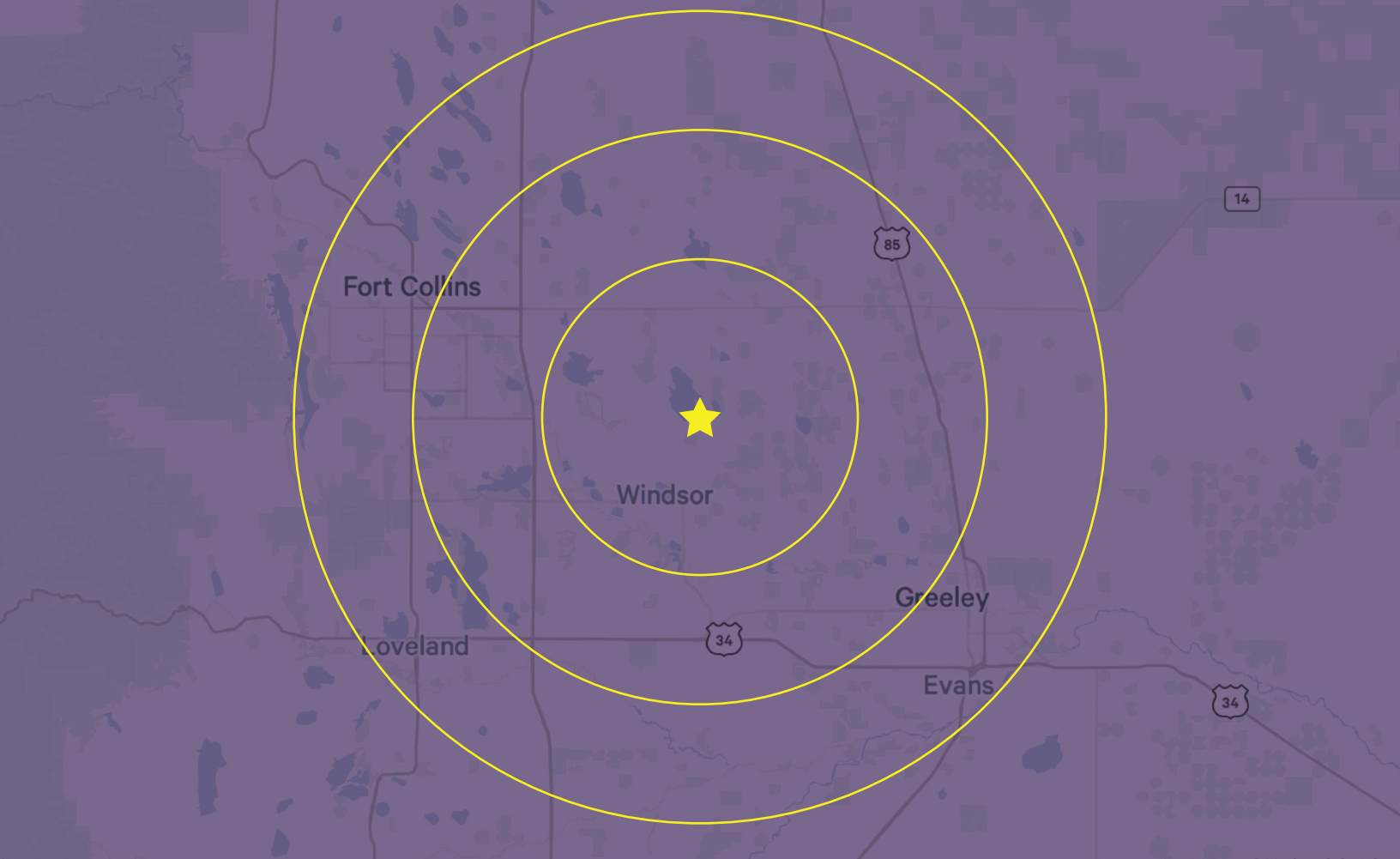
Severance: One of Colorado's Fastest Growing Communities

Severance proudly brands itself “A Great Place to Do Business” and the data backs it up. The town’s population has surged by more than 66% since 2020, reaching over 13,300 residents in 2026 and growing at an annual rate of approximately 7%. That growth is not slowing down. Several large-scale residential developments are actively moving through planning and construction, adding thousands of new households to the immediate trade area:

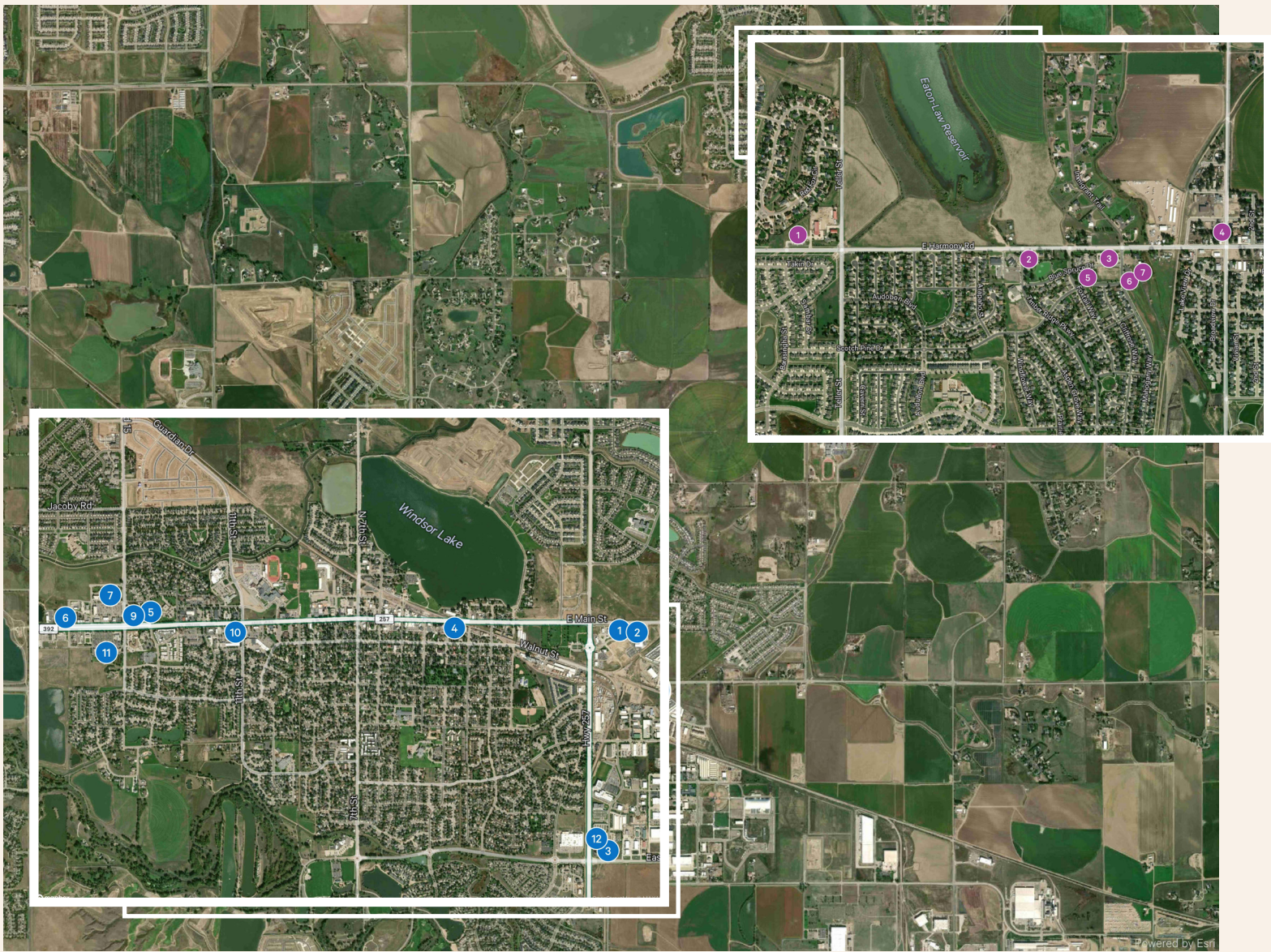
- Buffalo Creek: 510 single-family lots and 140 duplex lots on 102 acres, with 121 acres of open space
- WinDance: 569 single-family lots across 99 acres north of Highway 392
- Saddler Ridge: paired and single-family homes across multiple phases north of State Highway 14
- Severance Reserve: a Journey Homes neighborhood adding to the growing Harmony Road corridor
- Northgate Lake: 315 acres. Mixed-use: single-family, multi-family, commercial, school & open space

New households mean new consumers, and today Severance lacks the retail and service infrastructure to meet their daily needs. That supply-demand gap is precisely the opportunity this site represents. The community is eager and loyal; businesses that establish early build lasting customer relationships in a market with limited competition.

Area Demographics



	5 Miles	10 Miles	15 Miles
Population	42,905	191,505	544,084
5-Year Projected Population	49,434	211,538	582,921
Median Age	36.6	37.8	35.5
Average Household Income	\$144,722	\$141,836	\$116,291
5-Year Projected Household Income	\$160,241	\$157,664	\$130,399
Daytime Population	35,583	188,472	542,446
Number of Businesses	1,136	6,077	19,617



Severance

- 1 DOLLAR GENERAL
- 2 
- 3 CONOCO
- 4 
- 5 VECINOS MEXICAN GRILL & CANTINA
- 6 
- 7 

Windsor

- 1 
- 2 
- 3 
- 4 
- 5 
- 6 

- 7 
- 8 SAFEWAY 
- 9 Walgreens
- 10  Loaf'N Jug
- 11  Fuel Station
- 12 

9843 County Road 74

Severance, Colorado 80550



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FOR MORE INFORMATION, CONTACT

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