



**LOCAL EXPERTS.  
INDUSTRIAL STRENGTH.**

# 11.79 AC DEVELOPMENT SITE FOR SALE

**625 31st St.  
Evans, CO 80620**



## PROPERTY FEATURES:

<b>Land Area:</b>	11.79 AC
<b>Zoning:</b>	C-4
<b>Opportunity Zone:</b>	Yes
<b>Utilities:</b>	In Place
<b>SALE PRICE:</b>	\$1,500,000

## PROPERTY HIGHLIGHTS:

- Located at the intersection of HWY 34 & HWY 85
- Utilities in place including water, sewer, power, phone & internet
- Easy access via signalized intersection at 31st St.
- Located within the HWY 85 Business Corridor Opportunity Zone
- Great visibility & exposure to more than 58,000 vehicles per day
- 1,700 feet on frontage on HWY 34 & HWY 85
- C-4 zoning example uses: general commercial, light industrial, contractor buildings, equipment rentals and sales, vehicle rentals and sales



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