

SALE

Land Development Opportunity

COUNTY ROAD 38 1/2 & HIGHWAY 85

Gilcrest, CO 80631

PRESENTED BY:

WESLEY PERRY

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

County Road 38 1/2 & US Highway 85 is perfect for a business looking to develop a building with access and high visibility from US Highway 85. This lot will be packed, leveled, graded, and zoned with retention pond by late April/May.

PROPERTY HIGHLIGHTS

- US Highway 85 Visibility & Access
- Packed, Graded, & Levelled
- Zoned
- Retention Pond
- Security Gate & Berm

OFFERING SUMMARY

SALE PRICE:	\$6,000,000
LOT SIZE:	54.5 Acres (2,374,020 SF)
PRICE/ACRE	\$71,560.00
PRICE/SQUARE FOOT	\$2.53
POWER:	Yes (220 AMP)
ZONING:	Current - (Agriculture) Future - (Industrial)
WATER:	Onsite Central (Large Tap)
SEWER:	No (Needs Septic)
GAS:	Offsite (Atmos Energy)

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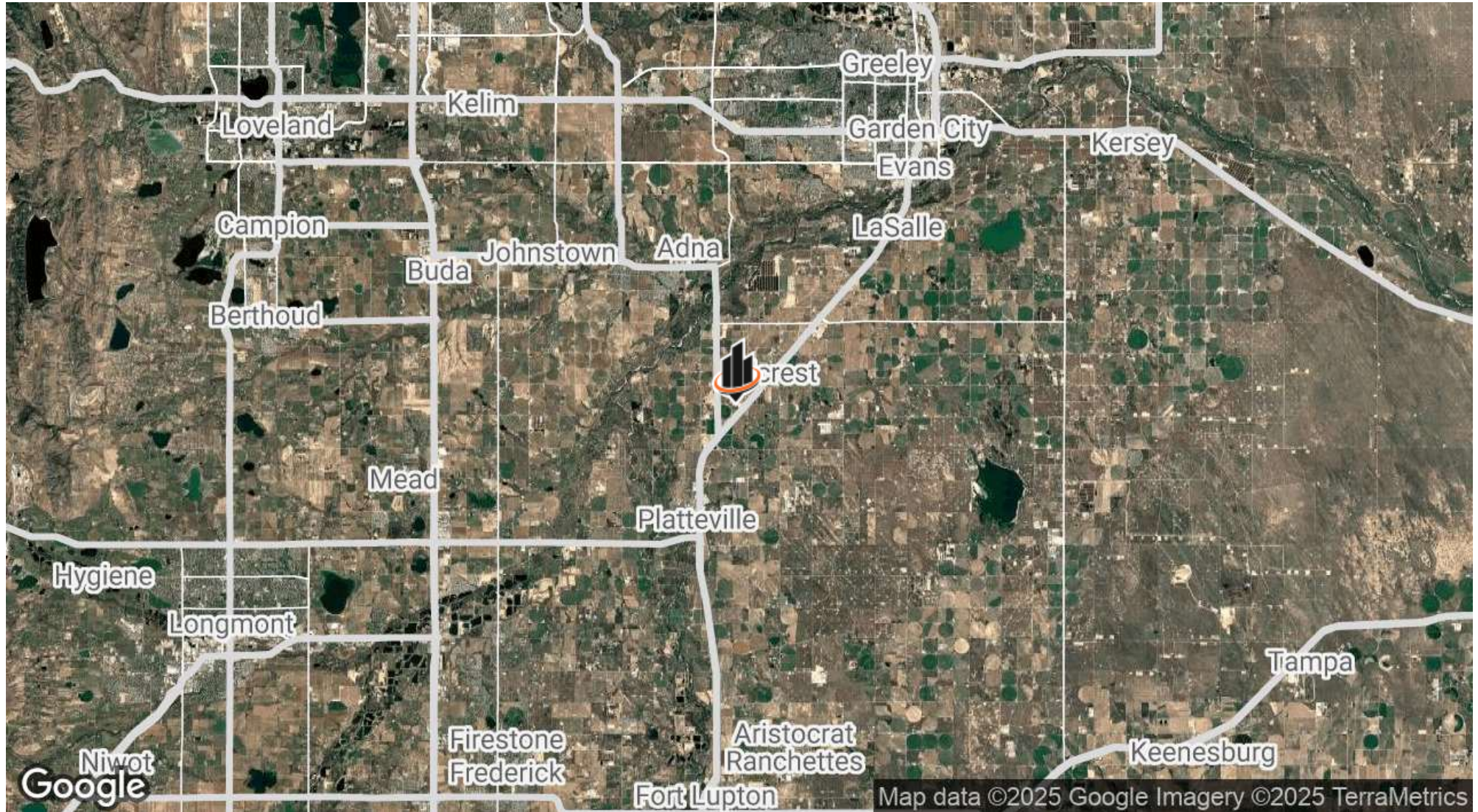
Future Traffic Light



17,370 AADT



LOCATION MAP



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