

REALTEC

COMMERCIAL REAL ESTATE SERVICES

STONEGATE INDUSTRIAL PLATTED INDUSTRIAL PARK

SWC OF 42ND ST. & 17TH AVE. | EVANS, CO 80620



Gage Osthoff, Managing Broker/Partner
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REALTEC GREELEY | 1711 61ST AVENUE, #104 | GREELEY, CO 80634

PROPERTY SUMMARY

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Realtec is pleased to present this fully-entitled industrial development site in Evans, Colorado. This 17-lot development is fully entitled and platted. Right of way is dedicated to the City of Evans for access roads. The project provides a developer or owner-user with a shorter timeline to deliver permit-ready industrial land to the Weld County Industrial sector which is under-supplied for industrial lots. Ranging in size from 0.78 acres up to 2.79 acres, the existing platted lots can fit a wide range of users with the possibility to assemble lots for a larger use.

PROPERTY INFORMATION:

Address: Various - SWC of 42nd Street and 17th Avenue, Evans, CO 80620

Legal Description: Lots 1-6, Block 1; Lots 1-2, Block 2; Lots 1-4, Block 3; and Lots 1-6, Block 4; Stonegate Industrial Park

Project Size:.....31.86 acres +/- (Gross)
24 acres +/- (Net)

Sale Price:\$2,613,600

Sale Price Per Square Foot:\$1.88/sf (Gross acreage)
\$2.50/sf (Net acreage)

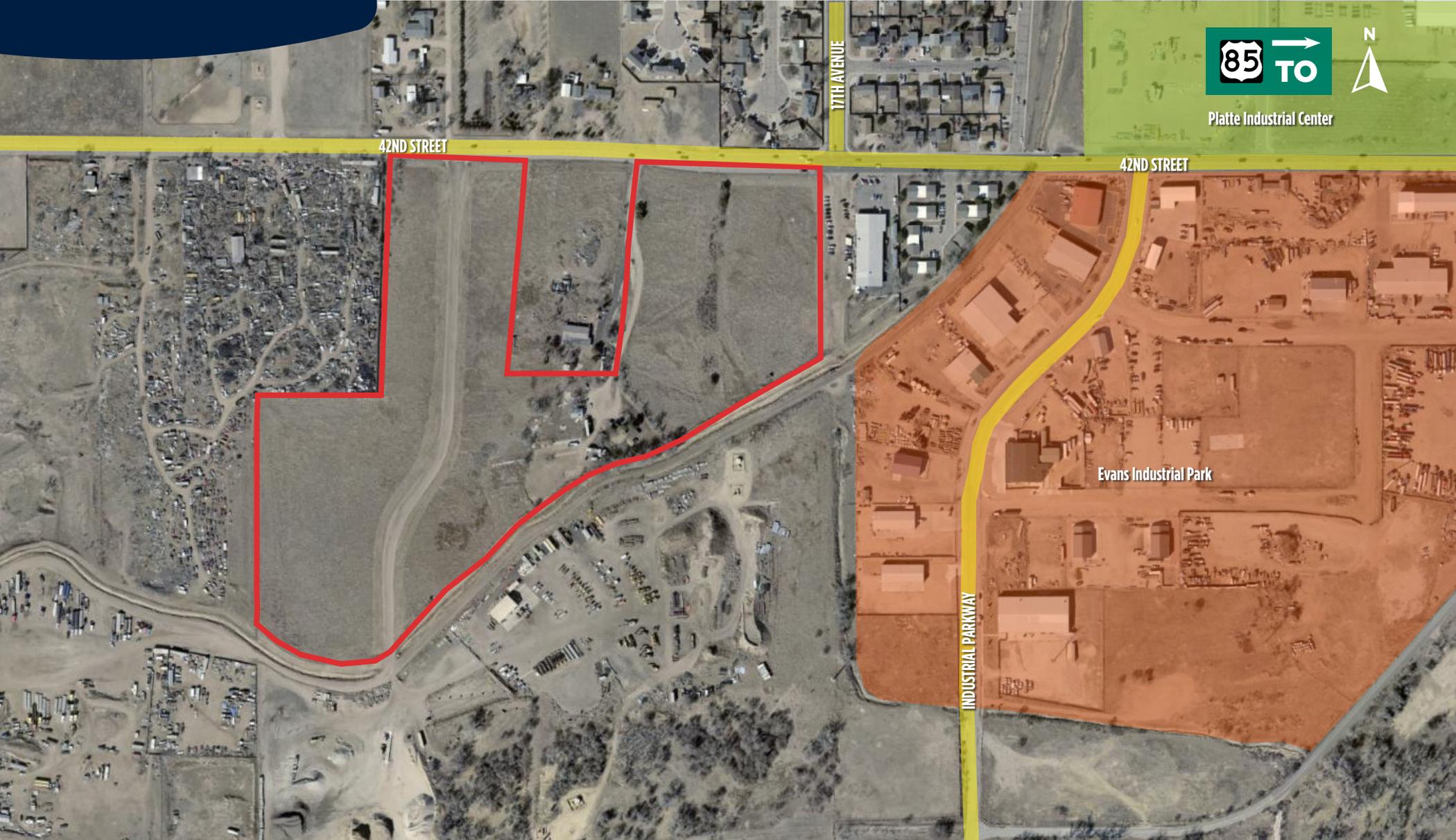


SITE PLAN

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CURRENT PLAT

2019 LAND SURVEY PLAT

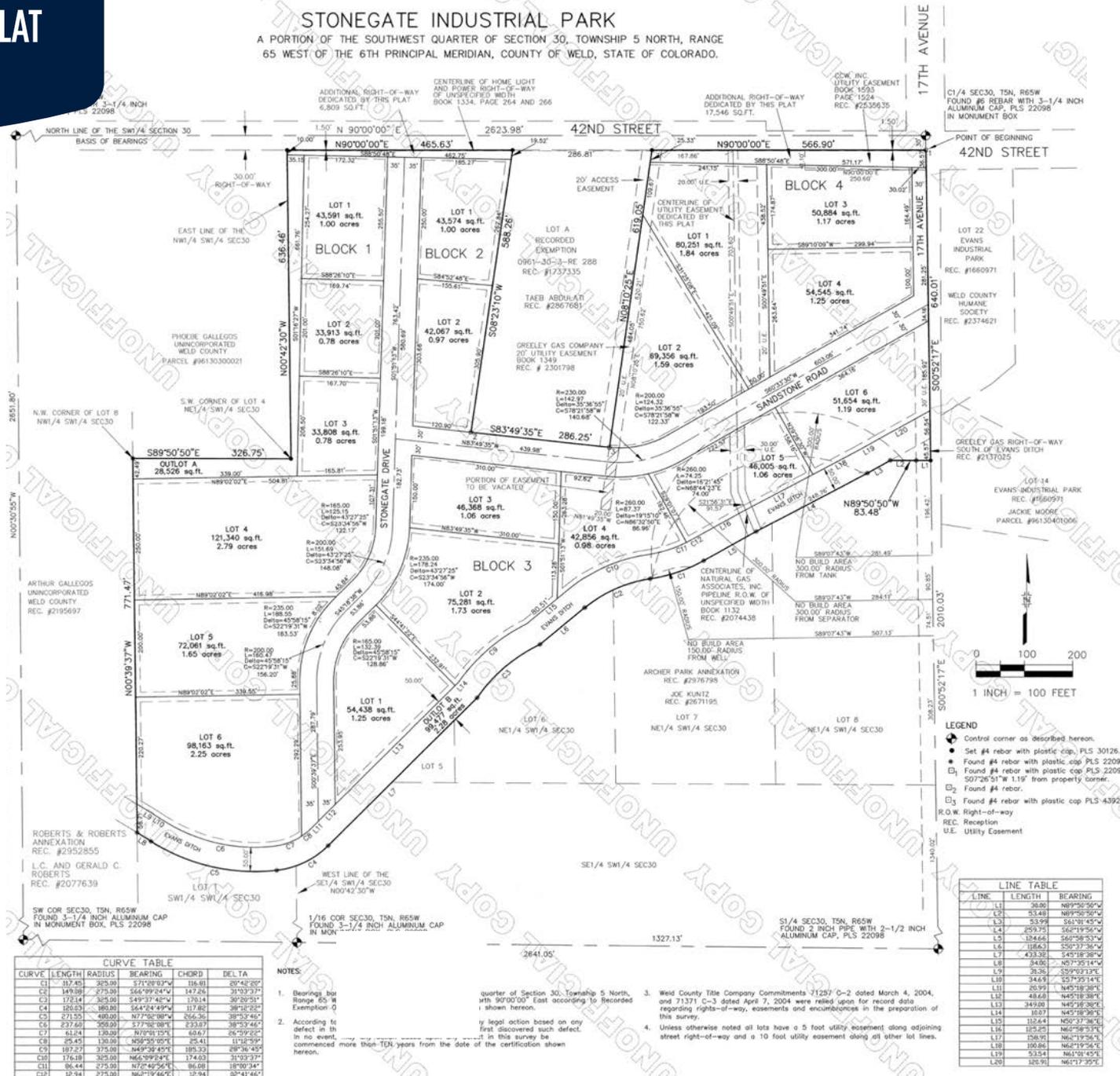
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STONEGATE INDUSTRIAL PARK

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELDO, STATE OF COLORADO.



CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	107.43	325.90	S71°09'37\"	116.81	20°42'00\"
C2	149.59	275.50	S64°59'24\"	147.26	31°03'37\"
C3	123.14	365.00	S49°37'42\"	170.14	30°20'51\"
C4	320.03	600.00	S44°47'49\"	317.82	38°12'04\"
C5	271.55	480.00	N77°52'08\"	266.36	38°53'40\"
C6	237.60	350.00	S77°50'08\"	233.87	38°53'46\"
C7	61.24	130.00	N10°10'15\"	60.67	20°59'21\"
C8	25.45	130.00	N58°35'05\"	25.41	11°18'39\"
C9	187.27	375.00	S44°32'45\"	185.23	28°36'45\"
C10	176.89	325.00	N62°59'24\"	174.03	31°03'37\"
C11	86.44	275.00	N75°42'54\"	86.08	18°00'34\"
C12	18.34	275.00	N62°19'46\"	18.34	02°41'46\"

NOTES

- Bearing bar Range 65 W Exemption 0
- According to defect in it in no event, commenced more than TEN years from the date of the certification shown hereon.

quarter of Section 30, Township 5 North, and 71371 C-3 dated April 7, 2004 were relied upon for record data regarding rights-of-way, easements and encroachments in the preparation of this survey.

3. Weld County Title Company Commitments 71287 C-2 dated March 4, 2004, and 71371 C-3 dated April 7, 2004 were relied upon for record data regarding rights-of-way, easements and encroachments in the preparation of this survey.

4. Unless otherwise noted all lots have a 5 foot utility easement along adjoining street right-of-way and a 10 foot utility easement along all other lot lines.

LINE	LENGTH	BEARING
L1	30.00	N89°50'50\"
L2	93.48	N89°50'50\"
L3	53.99	S41°00'45\"
L4	259.75	S60°19'56\"
L5	334.66	S60°58'33\"
L6	186.63	S50°37'36\"
L7	433.39	S45°18'38\"
L8	84.06	N57°35'14\"
L9	26.35	S59°02'15\"
L10	344.49	S57°55'14\"
L11	20.99	N45°18'38\"
L12	48.68	N45°18'38\"
L13	349.00	N45°18'38\"
L14	10.87	N45°18'38\"
L15	112.44	N52°17'48\"
L16	125.25	N60°58'38\"
L17	126.91	N64°19'36\"
L18	100.84	N62°19'46\"
L19	53.84	N64°19'45\"
L20	105.91	N64°19'45\"

ZONING & DEVELOPMENT

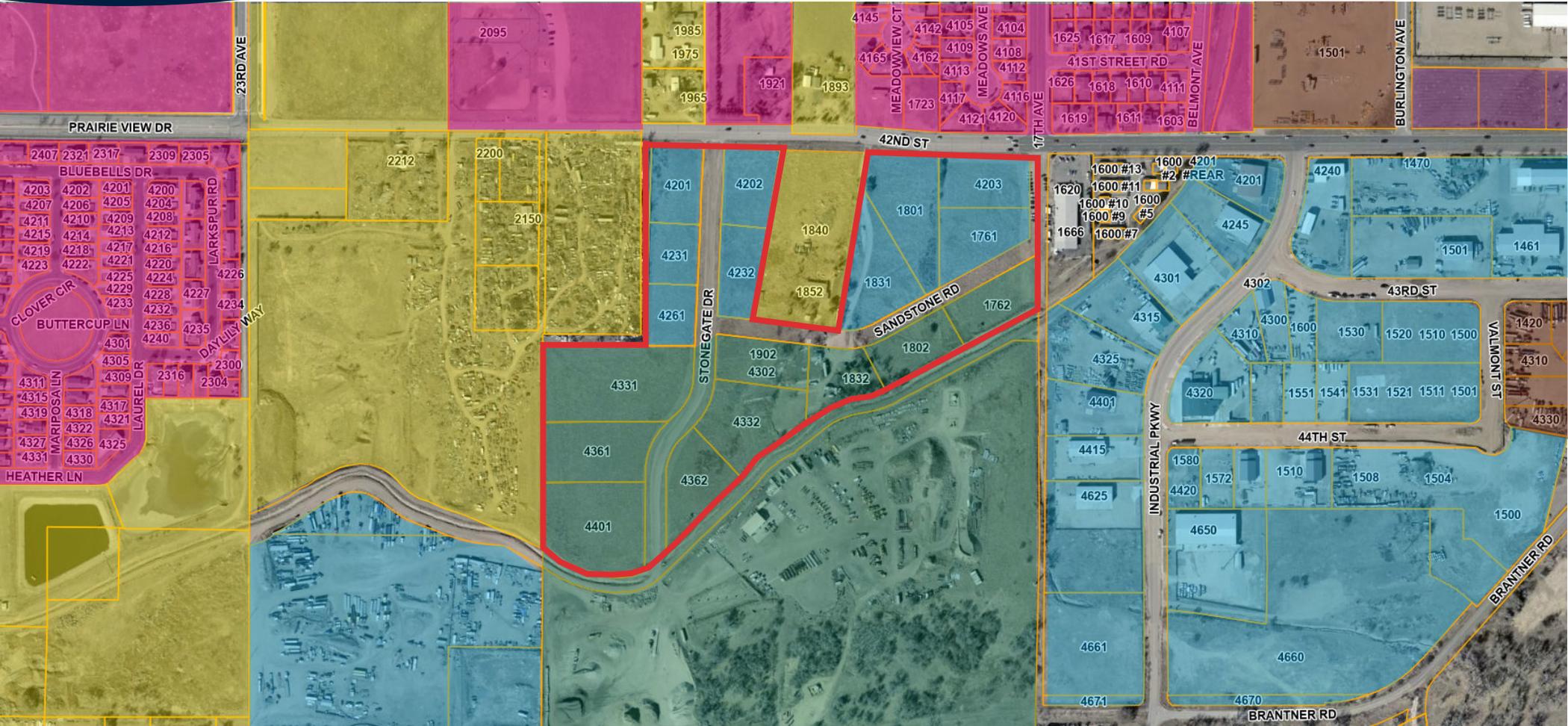
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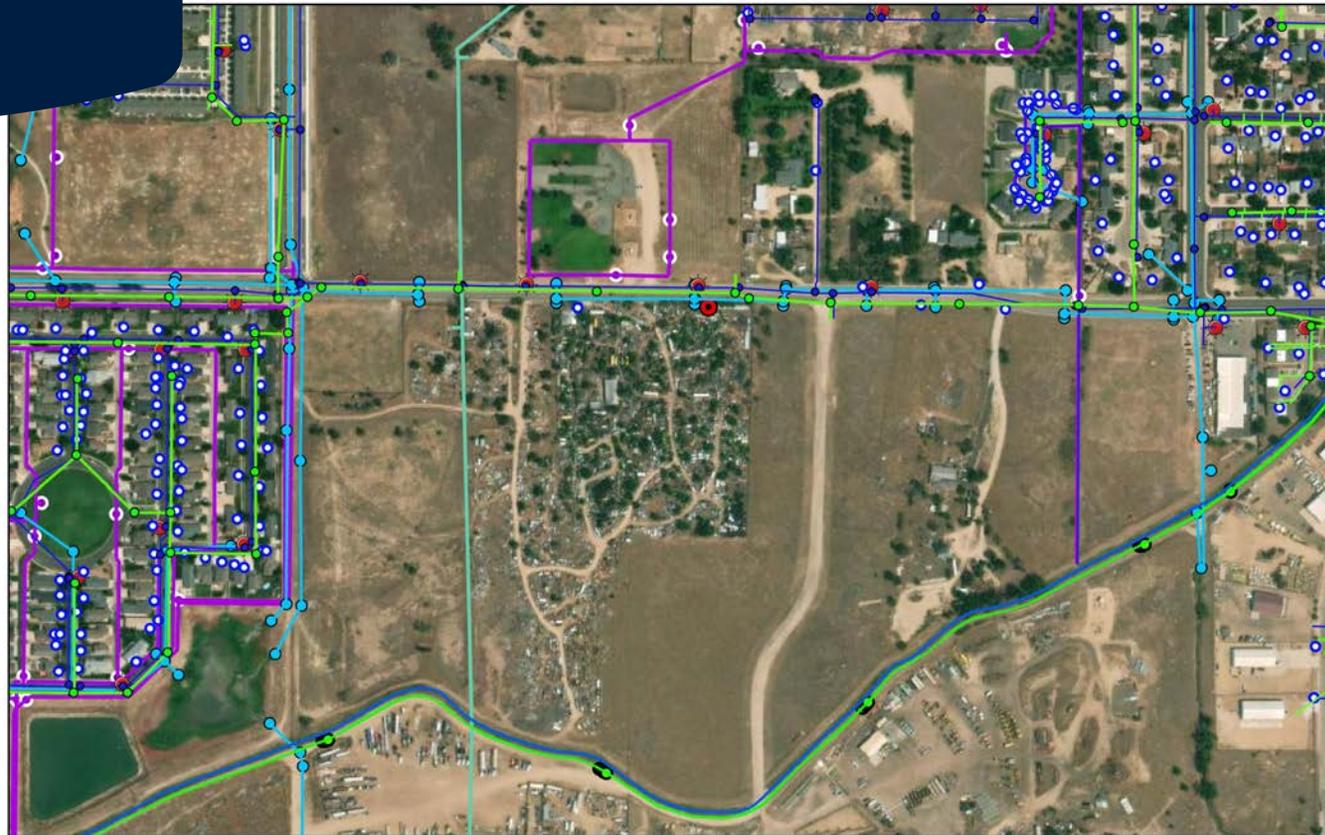
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Annexed and Zoned I-1 (Light Industrial) and I-2 (Medium Industrial) in the City of Evans.
Details on City of Evans zoning can be found at library.municode.com

City of Evans Fee Schedule (evanscolorado.gov)



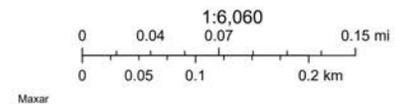
Utilities Map



4/7/2025

- | | | | |
|---------------------------|-----------------------|-------------------|---|
| Evans Ditch | Forcemain Cleanout | Curb Stops | Non Potable Lines |
| Sanitary Sewer Manholes | Water Points | Hydrants | Non Potable Nodes |
| Sanitary Sewer Main Lines | Water Lines | Storm Water Lines | Backflows |
| Sewer Services | Water Service Lateral | Active | 2024 Central Weld Water System Waterlines |
| Force Mains | Water Valves | Storm Water Nodes | World Imagery |

Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations
1.2m Resolution Metadata



INFRASTRUCTURE:

- Two existing access points off 42nd Street - Stonegate Drive and 17th Avenue
- 17 platted lots
- Existing four-lane arterial road (42nd Street) at projects north boundary
- Right-of-Way and outlots dedicated to the City of Evans
- Utilities available adjacent to site

UTILITY PROVIDERS:

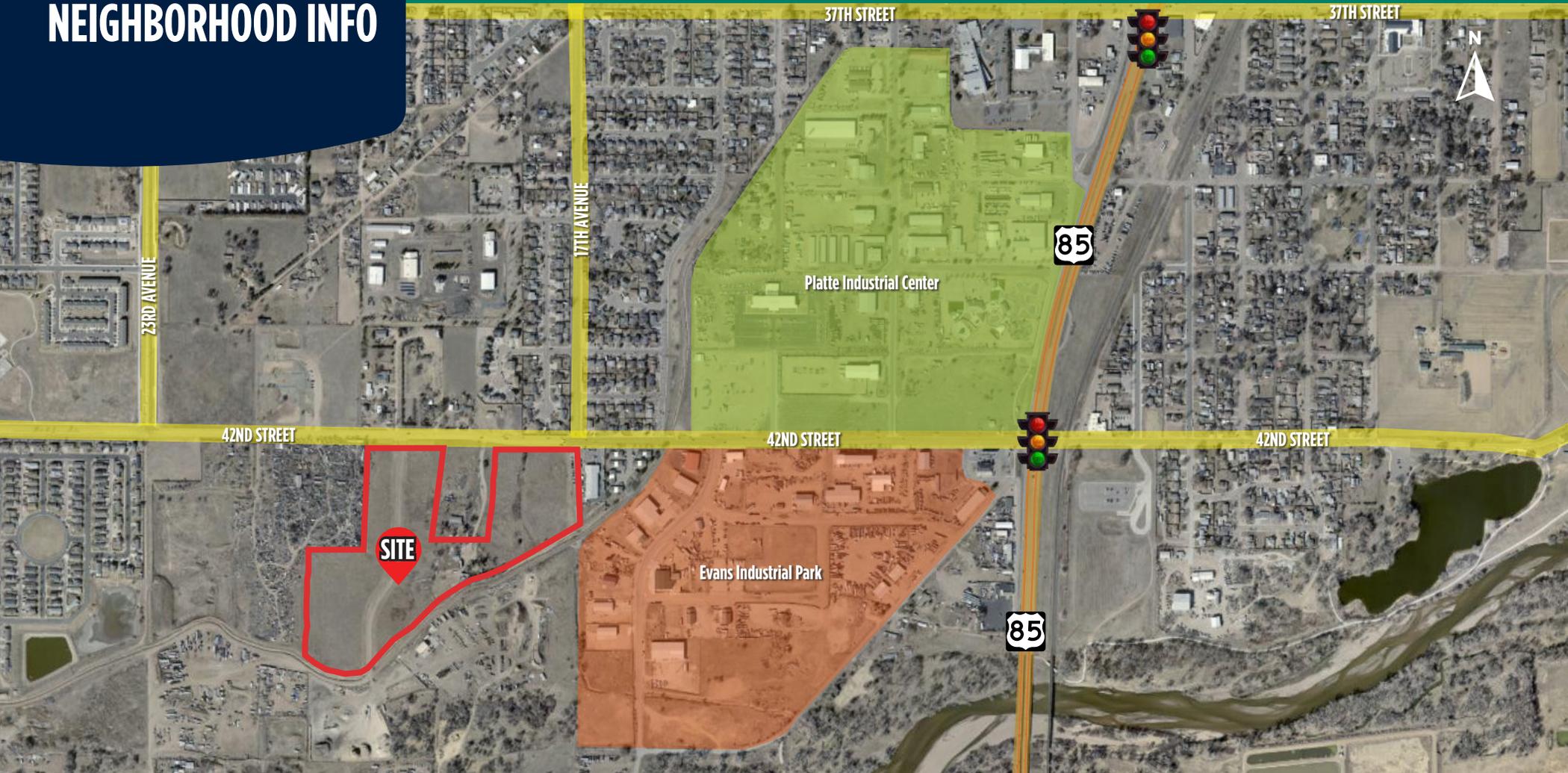
- Electric** - Xcel Energy
- Natural Gas** - Atmos Energy
- Water** - City of Evans
- Sewer** - City of Evans

NEIGHBORHOOD INFO

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Stonegate is in the primary industrial trade area in the City of Evans. The Evans Industrial Park and Platte Industrial Center are both located adjacent to the subdivision to the east. Access to Highway 85 is less than 3/4 of a mile via 42nd Street.

DEMOGRAPHICS	1 MILE		3 MILES		5 MILES	
	2025	2030	2025	2030	2025	2030
Population	9,259	9,822	65,529	70,804	124,806	133,328
Households	3,438	3,668	22,901	24,963	45,096	48,504
Median HH Income	\$71,044	\$82,126	\$65,511	\$75,171	\$66,355	\$75,320
Average HH Income	\$90,412	\$101,503	\$84,779	\$93,972	\$87,358	\$96,398
Median Age	32.4	33.6	30.9	32.3	32.9	34.3

ABOUT CITY OF EVANS, CO

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City of Evans, CO

Population: 23,890 (2023)

Projected Growth 2023-2028: 7.15%

School District: Greeley-Evans District 6
23,714 students (2024-25)

Located strategically at the crossroads of the South Platte River and Union Pacific Railroad, Evans, Colorado is ripe for future economic growth in the energy, agriculture, health care, and construction sectors. It is also well positioned at the intersection of US Highway 85 and 34, providing a corridor between Denver and Evans to the south, and easy access to Interstate 25 to the west.

Evans is proud of its multicultural heritage. Its annual festival Heritage Day is named after the city's rich heritage that was built on a mix of Latin and European influences. Take a stroll through the city's streets and you will appreciate the contrasting

influences that have shaped this dynamic community. Murals painted by local artists adorn many of the historic buildings in Old Town East Evans. Evans's unity lies in its diversity and that can be seen in the food, to art, music, and entertainment that abounds in the city.

Evans is located in Weld County and is in the heart of the largest oil production facilities in the State of Colorado. In 2021-2022 alone, Weld County produced more than 1.3 million barrels of oil, far exceeding any other county in Colorado. Weld County is also the third largest county in the State of Colorado, spanning more than 4,000 square miles. Beginning in 2020, the oil and gas industry in Colorado accounted for more than 270,000 jobs across the state (source Denver Post). Evans is home to oil giants PDC Energy, Cimarron Energy, Atmos Energy, and many more. Construction and health care are also dominant employers in the area.

Information contained herein is not guaranteed. Buyer/Tenant and Seller/Landlord are advised to verify all information. Price, terms and information are subject to change.

Fort Collins
400 E Horsetooth Rd, Suite 200
Fort Collins, CO 80525
970-229-9900

Loveland
200 E 7th St, Suite 418
Loveland, CO 80537
970-593-9900

Greeley
1711 61st Ave, Suite 104
Greeley, CO 80634
970-346-9900

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Weld County

Population: 377,586 (2024)

Labor Force: 177,959 (2024)

Fastest Growing Colorado County - 2.6% 2023-2024

Cost of Living Index - 104.6 (6% lower than Colorado average)

Weld County is located on the Front Range in Northern Colorado between the Rocky Mountains and the Great Plains, approximately 40 miles east of the Continental Divide. The County ranges in elevation from approximately 4,400 feet above sea level on Pawnee Creek at the eastern edge of the County to approximately 6,200 feet at the Pawnee Buttes on the Pawnee National Grassland. The County has a number of valuable streams, creeks, and rivers including the Big Thompson, the Cache la Poudre, and the St. Vrain, all of which flow into the South Platte. These rivers facilitate a water system that delivers water to farmland throughout the County through some of the largest and most complex reservoir and irrigation systems in the world.

The County consists of approximately 3,992 square miles and is the third largest in the state, making it also twice the size of the State of Delaware. Weld County is bounded on the west by Larimer and Boulder Counties, on the east by Morgan and Logan Counties, on the south by Adams and Broomfield Counties, and on the north by Laramie County, Wyoming, and Kimball County, Nebraska.

Weld County experienced growth of 36.85% between the years of 2014 and 2024. The 36.8% increase represents an additional 101,702 people moving into the County over the last 10 years. Weld County is projected to grow to over 600,000 by 2050.

Key employers:

- JBS
- Vestas
- Occidental
- Colorado Premium Foods
- Hungenberg Produce
- Greeley-Evans School District 6
- University of Northern Colorado
- Aims Community College
- Banner Health
- Halliburton Energy Services
- North Behavioral Health
- Leprino
- McLane Western
- Weld County

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