

Greeley/Evans Commercial Center
Highway 85 & 42nd Street - Evans, CO

1—13.9 Acres

Hwy 85 & 42nd Street | Evans, CO

**Build-to-Suit Commercial/Industrial
Pad Sites Available!**

- 13.9 acre commercial/industrial site on the NW corner of Highway 85 & 42nd Street
- Convenient location with easy access to Highway 34 Bypass and Highway 85 - the major east/west and north/south corridors
- Excellent visibility from heavily trafficked Highway 85 with over 23,800 VPD
- Planned signalized intersection
- Near numerous amenities including Walmart, Sam's Club, Greeley Mall, parks, hotels, restaurants, and more!
- Abundant planned parking
- Many area improvements to come



TEBO
PROPERTIES

Contact us for more information:

leasing@teboproperties.com

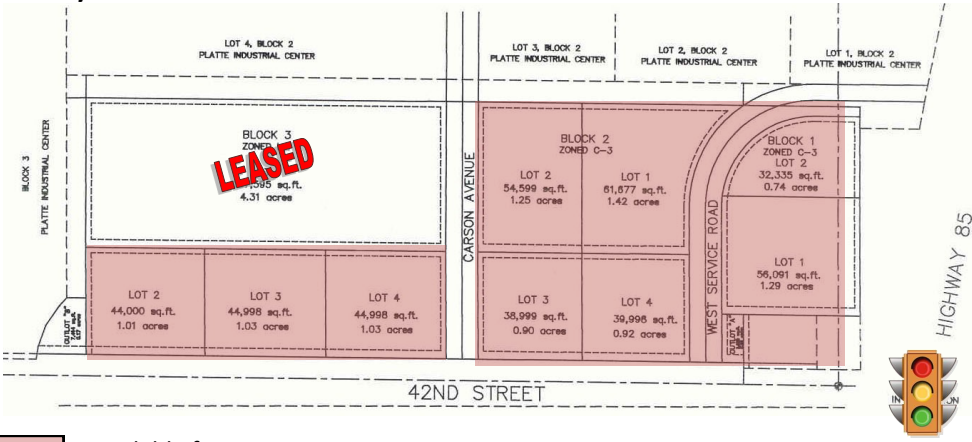
303-447-8326

www.TEBOproperties.com



Highway 85 & 42nd Street - Evans, CO

Lot Layout Plan

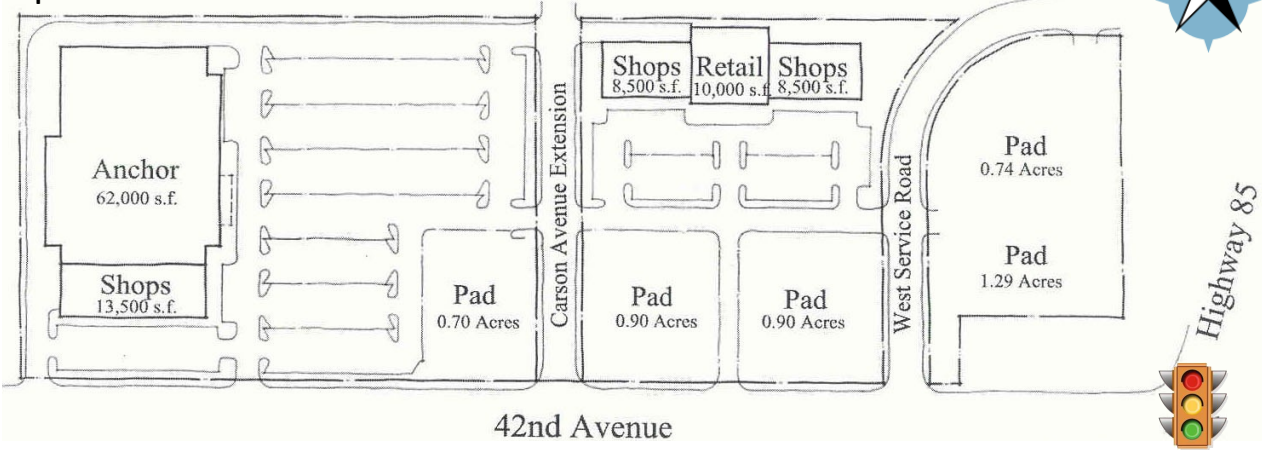


- Available for Lease

AVAILABLE PLATTED SITES

- Block 2:**
 Lot 1 - 1.42 acres (61,677 SF)
 Lot 2 - 1.25 acres (54,599 SF)
 Lot 3 - 0.90 acres (38,999 SF)
 Lot 4 - 0.92 acres (39,998 SF)
- Block 3:**
 Lot 2 - 1.01 acres (44,000 SF)
 Lot 3 - 1.03 acres (44,998 SF)
 Lot 4 - 1.03 acres (44,998 SF)

Conceptual Site Plan



leasing@teboproperties.com
 303-447-8326
 www.teboproperties.com