

Stonegate Industrial Park Evans, Colorado

FOR SALE
TBD Stonegate Drive

**SW of 42nd St & 17th Ave
Evans, CO**

**INDUSTRIAL
LAND
FOR SALE
\$2,288,900**



This industrial land is located in Evans, CO, along 42nd St and just west of State Highway 85. The area surrounding this property consists mostly of industrial parks and numerous businesses including many Oil & Gas service companies. Ideal for a variety of potential uses Including: car wash facilities, flammable liquid's storage, industrial , manufacturing/assembly , mini storage, office, repair, research, retail, warehouse and many other uses. (some uses will require Use by Special Review permit).

PROPERTY DESCRIPTION

- ACRE: +- 24
- ZONING: Industrial
- FRONTING: 42nd St
- LOT: flat-sloping
- SHAPE: Irregular
- UTILITIES/SERVICES: all in 42nd Street
- ENTERPRISE ZONE: Yes

PROPERTY HIGHLIGHTS

- Near Greeley-Evans central business district
- Great location, near major Highway 85 Lighted intersection to the west
- Good ingress/egress
- Fronting main arterial street, four lane
- Surrounded by industrial Parks

CALL NOW
970-593-0999

**RE/MAX Commercial
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Jim Neufeld
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HIGHLIGHTS:

- Greeley Ranked #5 for adding jobs in the U.S. by 24/7 Wall Street (Nov 2018)
- Forbes named Greeley #2 for Best Small & Medium size City for jobs in 2015
- Greeley in the heart of the DJ-Niobrara O&G Formation one of the largest in the county, stimulating the local economy
- U.S. Census Bureau showing Weld County has the 4th fastest population growth across the country
- Greeley ranks No. 1 for jobs and economy by WalletHub (Oct. 2018)
- Weld County is the leading county in Colorado for "Incoming Investment" SmartAsset (2020)



BLOCK:	LOT:	SF	ACRES
1	1	43,591	1
1	2	33,913	0.78
1	3	33,808	0.78
1	4	121,340	2.79
1	5	72,061	1.65
1	6	98,163	2.25
2	1	43,574	1
2	2	42,067	0.97
3	1	54,438	1.25
3	2	75,281	1.73
3	3	46,368	1.06
3	5	46,005	1.06
3	6	51,654	1.19
4	1	80,251	1.84
4	2	69,356	1.59
4	3	50,884	1.17
4	4	54,545	1.25



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