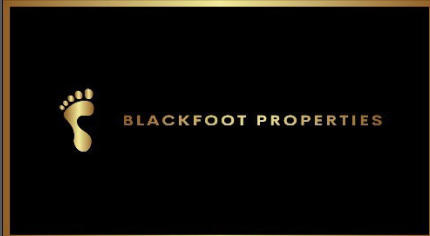


168th & CR-19 Heavy Outdoor Storage For Sale



WeldCounty- Industrial Outdoor Storage

Property Size
19.98 Acres

Zoning
Heavy Commercial

Property Breakdown

Property Specs

Site Overview:

Size	19.98 Acres
Zoning	C-3
Water	Todd Creek Metro
Power	3 Phase
Municipality	Unincorporated Weld

19.98 acres of Heavy Outdoor Storage ground in unincorporated Weld County. This property has quick access to US-85, I-25, and E-470. Perfect site for an owner user with outdoor storage needs. Property has potential to be subdivided to up to 9 buildable lots.

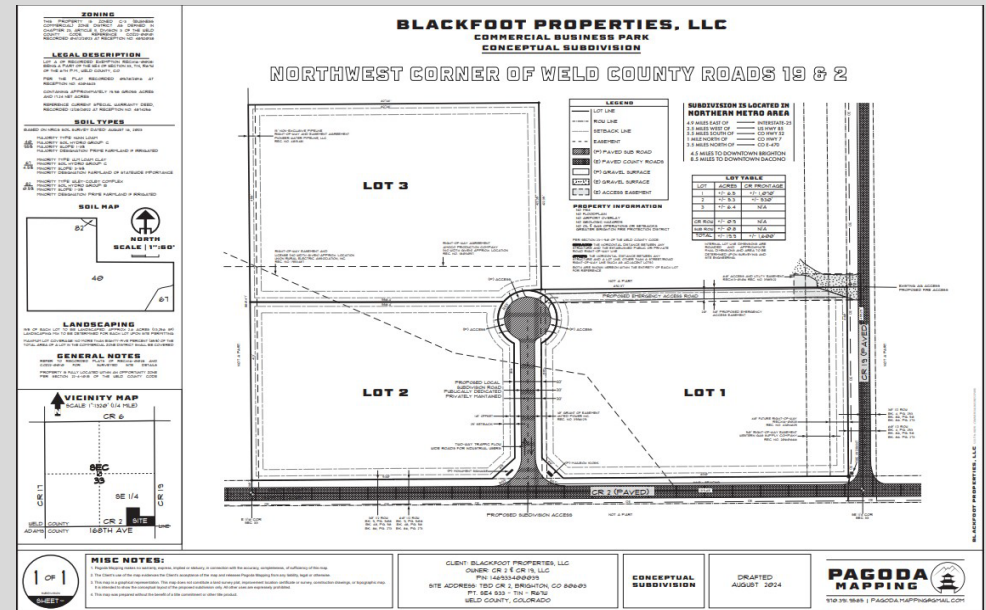
Property has public Water through Todd Creek Metro District. There is an 8" water line in CR-19. 3 Phase Power runs along CR-19. Xcel Gas line in property.

Adjacent to planned high-density developments, the anticipation is for sewer lines to be introduced within the next two years. Equipped with both public sewer and water access, coupled with flexible zoning regulations, this property is poised to accommodate industrial outdoor storage users with building requirements while also primed for retail development in the foreseeable future.

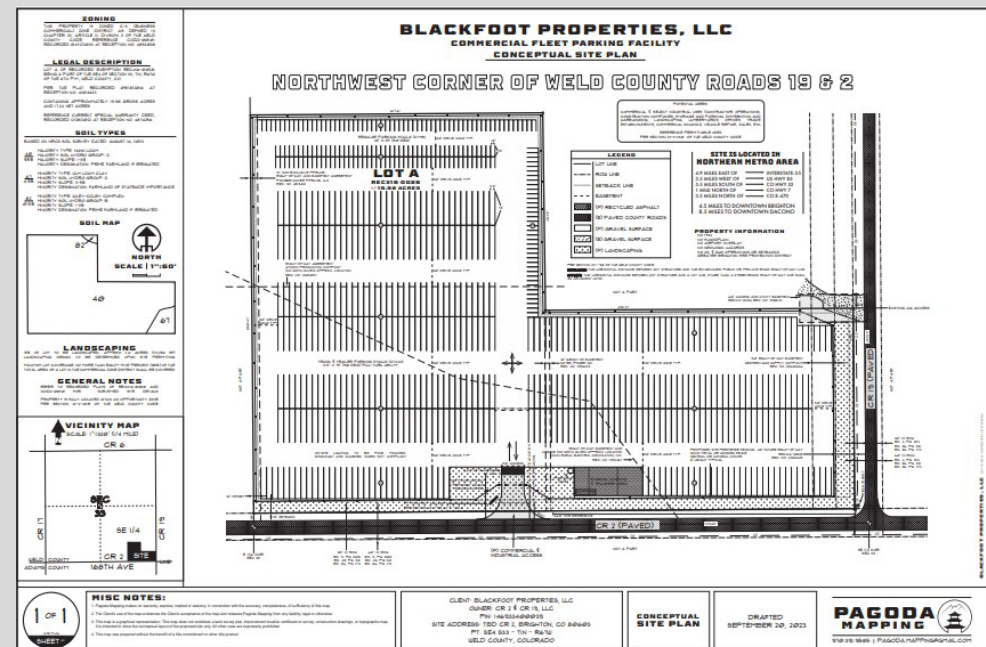
Examples of C-3 Uses:

- Contractor Shops
- Truck, Equipment, and Material Storage (up to 100%)
- Distribution Centers & Trucking Companies
- Vehicle Sales & Repair
- Self Storage/ Commercial Storage Buildings
- Wholesale Trade Establishments
- And Many More!

Concept Subdivision



Concept Truck Parking



DEVELOPMENT TO SOUTH

PROPOSED TODD CREEK VILLAGE EXPANSION

SITE

Realignment of
Yosemite ST
to meet CR 19

E 168TH AVE

Currently: Remington Property
Proposed: Todd Creek Village Expansion
576 Single Family Units
148 Townhome Units
196 Duplex Units

Currently: Carlson Property
Proposed: Todd Creek Village Expansion
216 Single Family Units
146 Duplex Units

Currently: WSP Property
Proposed: Todd Creek Village Expansion
191 Single Family Units
280 Apartment Units
145 Independent living Units
60 Assisted Living Units
30 Cottage Units

YOSEMITE ST

7

E 160TH AVE

TODD
CREEK
GOLF
CLUB

TODD
CREEK

HAVANA ST



Aerial Map

Map Overview

