

# FOR SALE

5750 West 20th Street,  
Building 19 & 20,  
Greeley, CO 80634

**\$1,610,000**

**7-UNITS | TOWNHOME STYLE MULTI-FAMILY  
INVESTMENT OPPORTUNITY**

ADJACENT TO HIGHLAND HILLS GOLF COURSE



MORE PEOPLE MOVING TO  
GREELEY THAN ANY OTHER  
LARGE COLORADO CITY

*US Census: 2024*

For more information:

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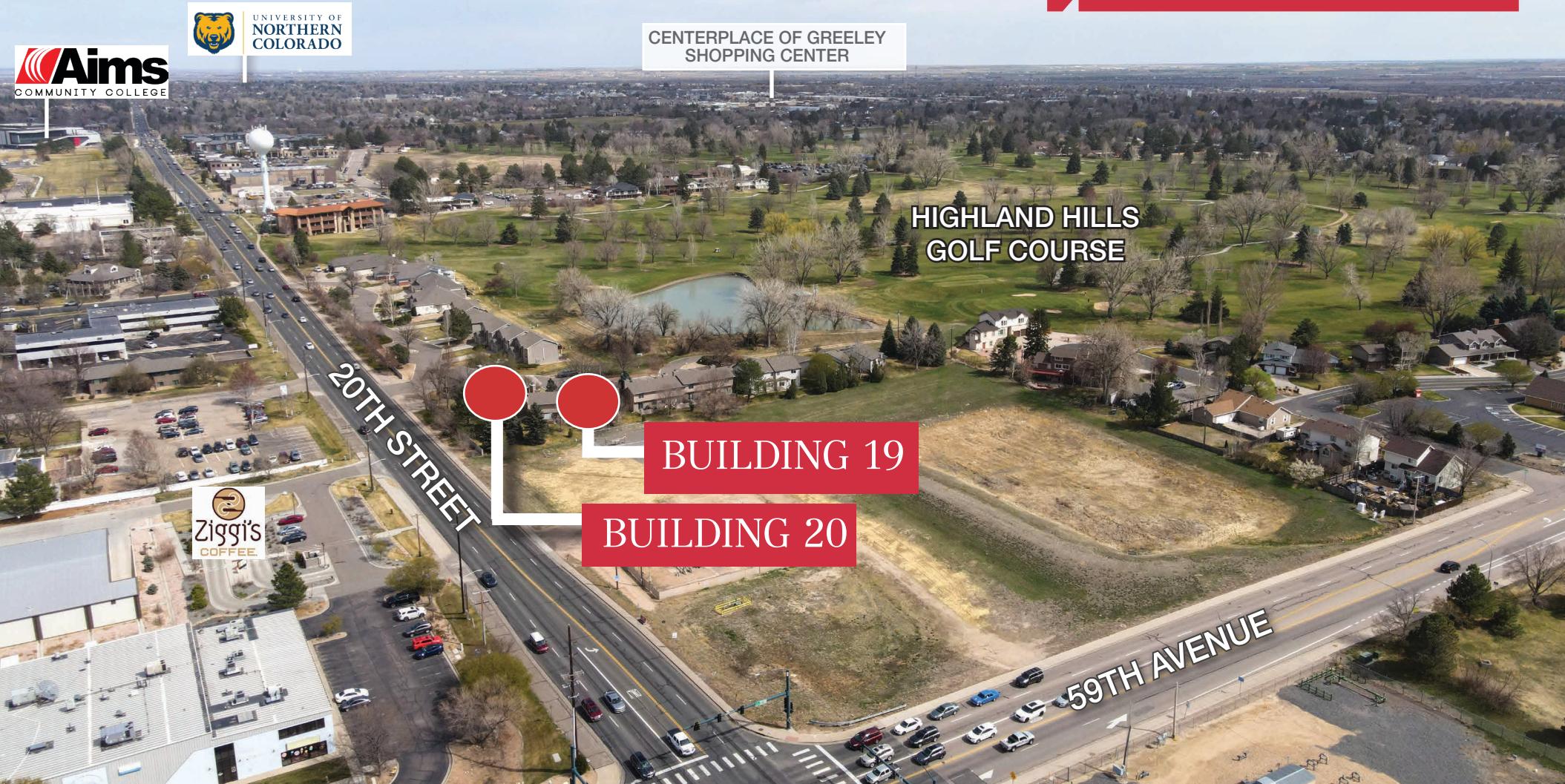
Fort Collins, CO 80525

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# INVESTMENT OPPORTUNITY AT THE HIGHLAND GREEN

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# 5750 WEST 20TH STREET, BUILDING 19 & 20 GREELEY, CO 80634



# OFFERING SUMMARY

## HIGHLAND GREEN INVESTMENT IN RAPIDLY GROWING GREELEY

An exceptional investment opportunity within the Highland Greens Golf Course Community, featuring one quadplex and one three-plex ideally positioned just northwest of Highland Hills Golf Club in thriving Greeley, Colorado.

Constructed in 1988, these impeccably maintained townhome style buildings offer spacious two-bedroom, two-and-a-half-bathroom layouts with superior construction quality. The Property sits in prestigious West Greeley, an upscale residential district with convenient access to retail centers, quality schools, beautiful parks, and vibrant entertainment options.

### GREELEY, COLORADO: A BOOMING MARKET

- **Rapid Population Growth:** Greeley is one of Northern Colorado's fastest-growing cities, experiencing substantial population expansion and development
- **Strong Economic Momentum:** Diversified economy supported by education, healthcare, agriculture, and emerging technology sectors
- **University Influence:** Home to the University of Northern Colorado, driving consistent housing demand and cultural vibrancy
- **Strategic Location:** Positioned within Colorado's booming Front Range corridor with easy access to Fort Collins, Denver, and the Rocky Mountains

The property benefits from a well-managed and adequately funded HOA with participation from 20 buildings (29 units) in the development.

### Investment Potential

With Greeley's continued growth trajectory, strong rental demand, and limited housing inventory, this opportunity represents an ideal entry point into one of Colorado's most promising real estate markets.

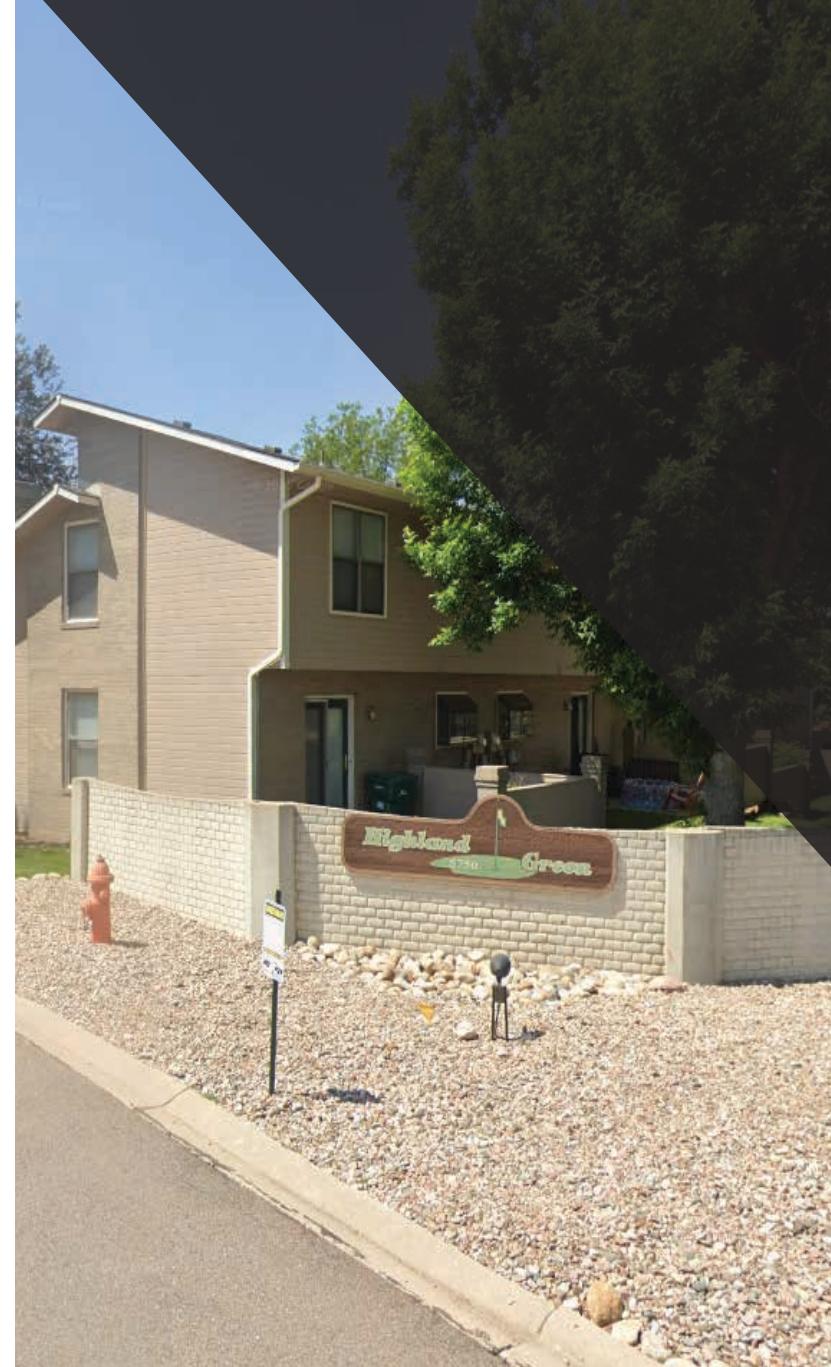
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# OFFERING SUMMARY

All seven units are 1,200± square feet.

Individual monthly/annual rents are as follows:

Unit	Monthly Rent	Annual Rent
*20-1	\$1,600	\$19,200
20-2	\$1,550	\$18,600
20-3	\$1,575	\$18,900
20-4	\$1,600	\$19,200
19-1	\$1,600	\$19,200
19-2	\$1,275	\$15,300
19-3	\$1,500	\$18,000
<b>Total</b>	<b>\$10,700</b>	<b>\$128,400</b>

**Property Expenses (annual):** (\$37,805)

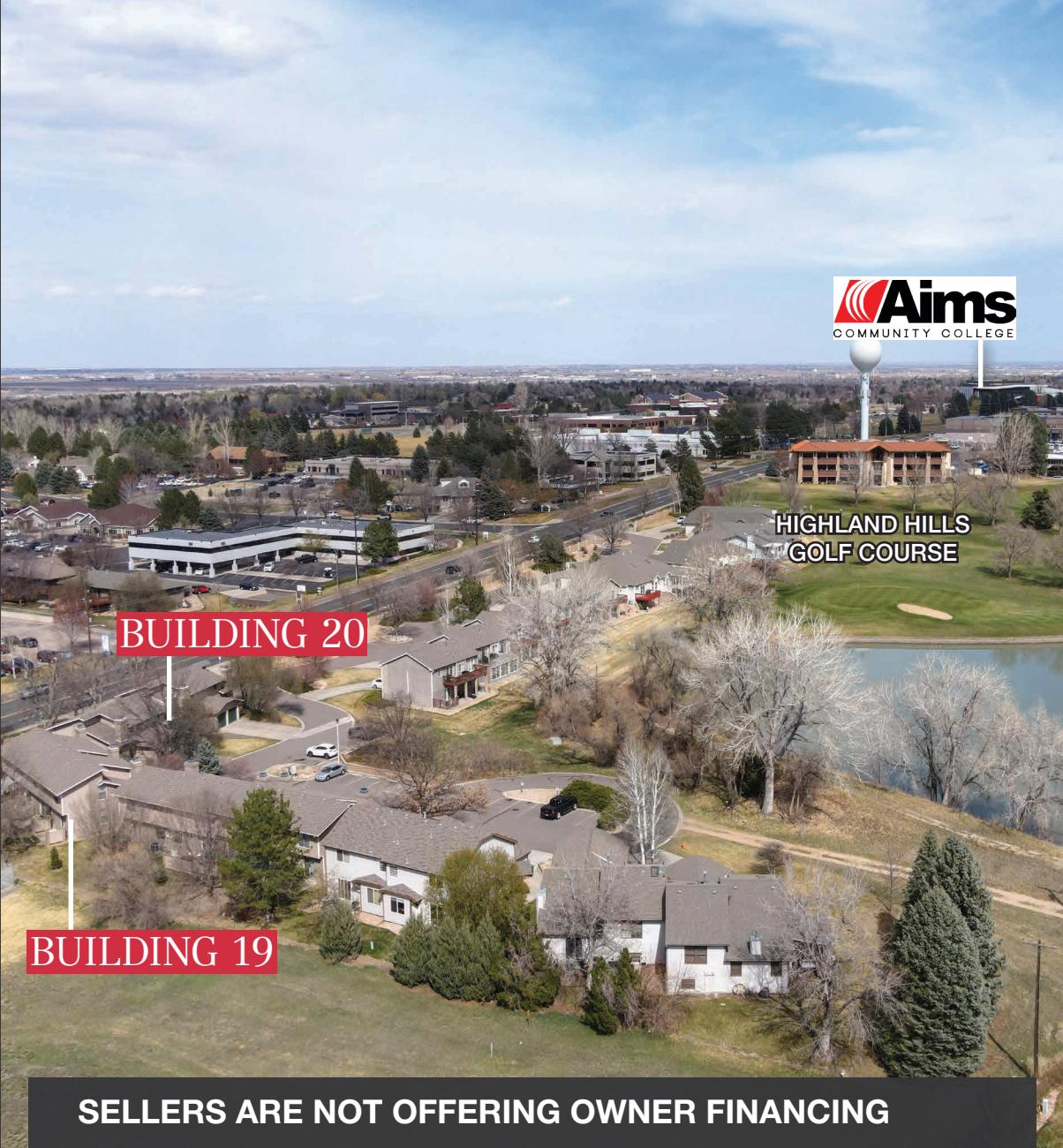
**Net Operating Income** \$90,595

**Purchase Price** \$1,610,000

**Price Per Unit** \$230,000

**Cap Rate** 5.6%

\*At the tenants' request, the tenant will be allowed to automatically renew this lease as an annual lease instead of month to month for the subsequent two years. This annual renewal requires the tenant to give one month in advance of renewal written notice of the tenants request to renew annually. There will be an automatic \$50/mo escalation which is approximately a 3% increase as follows: Year 2 – March 1, 2027 rent will increase to \$1,650/month Year 3 – March 1, 2028 rent will increase to \$1,700/month Should the tenant opt out of this provision, the lease will revert to month to month.



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# PROPERTY DETAILS

ADDRESS	5750 West 20th Street, Bldg 19 & 20, Greeley, CO 80634
RESIDENTIAL UNITS	7
YEAR OF CONSTRUCTION	1988
ASSET TYPE	Townhouse Two Story
AVERAGE UNIT SIZE	1,200± Sq. Ft.
OCCUPANCY	100%
COUNTY	Weld
PARCEL NO	095915215001 & 095915216001
MILL LEVY	85.202
CONSTRUCTION:	Wood Frame
ROOF:	Asphalt Shingles
HVAC:	Forced Air and Central Air
GARAGE PARKING	One (1) car per unit, 7 total
ON-SITE SURFACE PARKING	Several
GAS:	Separate
ELECTRIC:	Separate

# PROPERTY HIGHLIGHTS

- Adjacent to popular Highland Hills Golf Course
- Close proximity to Work Out West Health & Recreation Center
- Close proximity to Highway 34
- Nearby healthcare, schools, shopping, dining, & recreation
- Priced well below replacement cost
- Well maintained
- Potential to raise rents
- Low operating costs

# RECENT UPGRADES

- Entire Building 20: Fully remodeled featuring new paint, flooring and appliances.
- Building 19-1: Fully remodeled featuring new paint, flooring, appliances.
- Building 19-3: New furnace installed 2025.

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# PROPERTY PHOTOS

## IN-UNIT AMENITIES

- Spacious floor plans
- Stainless steel appliances
- LVT plank flooring
- Full-Size Washer & Dryer hookups
- Fiber cable/internet
- Walk-in closet
- Ceiling Fans
- Window coverings
- Central Air Conditioning
- 1-attached garage per unit
- Private patio area



REPRESENTATIVE PHOTOS





REPRESENTATIVE PHOTOS

# DEMOGRAPHICS AND AREA INFORMATION

	1-MILE	3-MILES	5-MILES
2025 Est. Population	6,009	76,366	138,014
2029 Projected Population	6,547	83,563	150,433
2025 Est. Avg. HH Income	\$123,460	\$112,965	\$94,174
Median Age	45.1	36.4	33.6
Renter Occupied Housing Units	32.1%	34.0%	38.4%

Source: Site To Business - January 2026

## POPULATION GROWTH



### Greeley, CO Is One of America's Fastest Growing Big Cities

Greeley metro area reported 15.3% population growth in the last five years, the 19th most among 381 U.S. metro areas with available data. The latest data from the U.S. Census Bureau's American Community Survey shows that Greeley's population grew to 340,036 from 294,932 in 2016. (24/7 Wall St. & U.S. Census Bureau - December, 2022).



### Population of approximately 982,000±

(30 mile radius from I-25 and US 34)

## HOUSING STATS

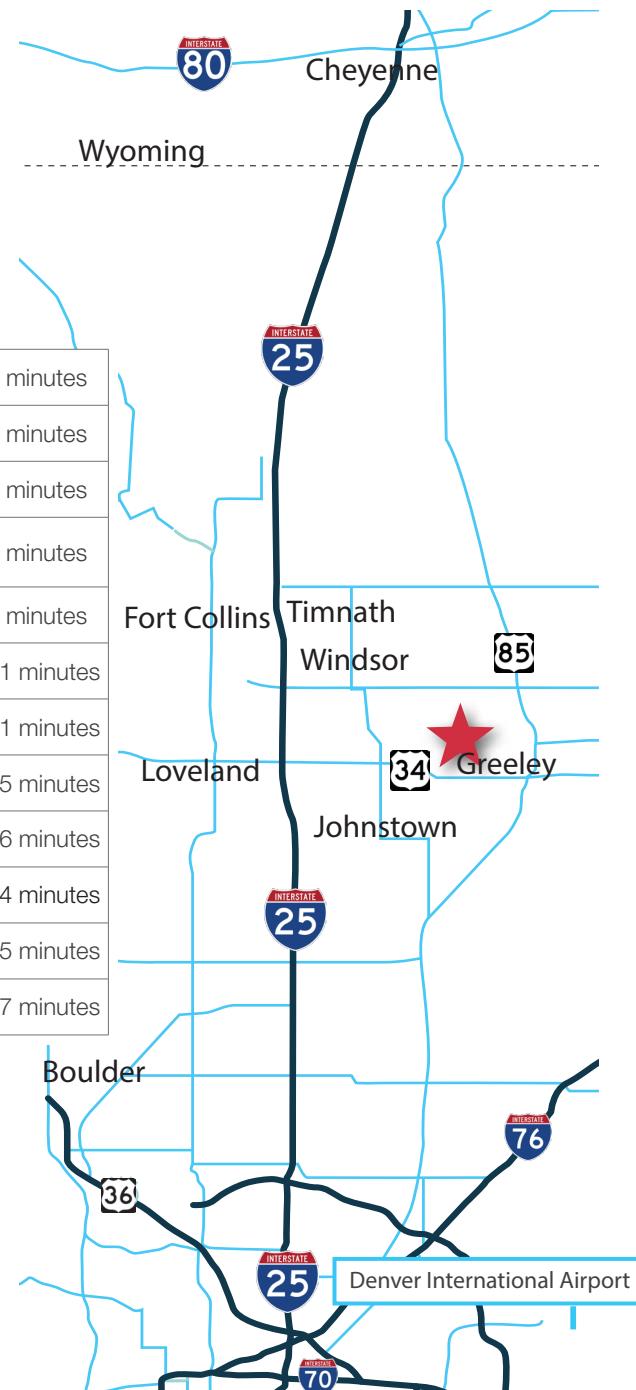


Greeley Detached Home Prices | Average: \$423,295; Median: \$421,200 (Q4' 2025, Source: IRES)



Greeley Attached Home Prices | Average: \$336,239; Median: \$33 (Q4' 2025, Source: IRES)

Aims Community College	2 minutes
Highway 34	3 minutes
Centerplace Shopping Center	4 minutes
King Soopers Marketplace (71st Ave & 10th Street)	5 minutes
UCHealth Greeley Hospital	5 minutes
University of Northern Colorado	11 minutes
Highway 85	11 minutes
Downtown Greeley	15 minutes
I-25	16 minutes
Fort Collins	24 minutes
Denver International Airport	55 minutes
Downtown Denver	57 minutes



## LOCATION OVERVIEW



\$123K+ Est.  
HH income  
within a 1 mile  
radius!

Greeley's population is estimated to double by 2050

## **State demographer predicts that Weld County will reach 610,566 in population by 2050!**