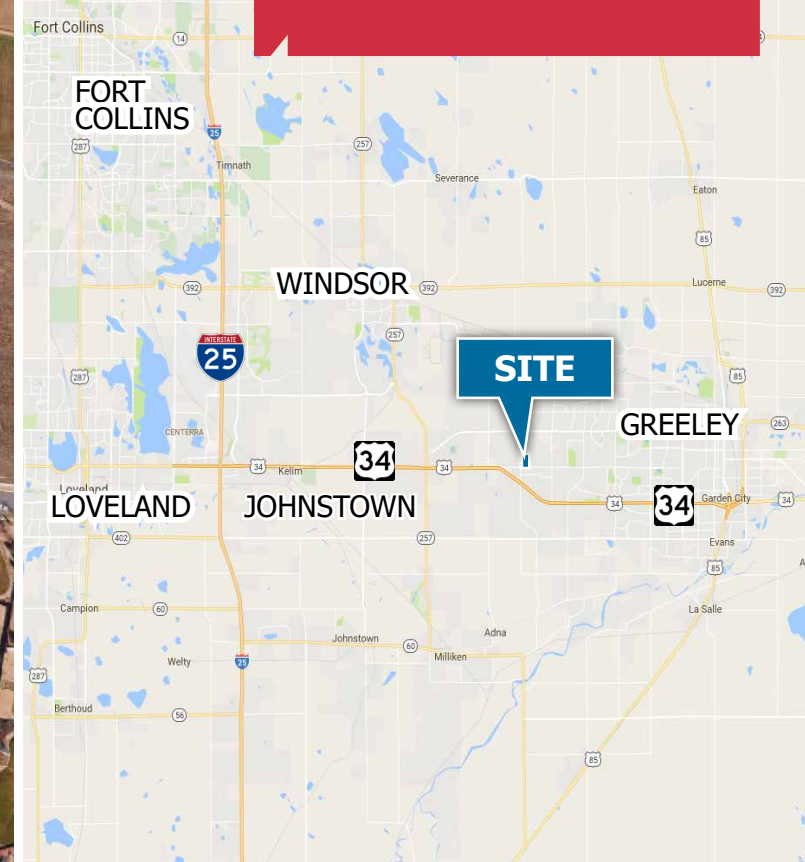


OFFICE / MEDICAL BUILDING PAD FOR SALE OR BUILD-TO-SUIT

JUST NORTHEAST OF 83RD AVE & W. 20TH STREET, GREELEY, CO 80634



Last remaining building pad available for sale or build-to-suit within the Mountain Vista Office Park, just east of W. 20th Street & 83rd Avenue in rapidly growing west Greeley. Great visibility with frontage on 20th Street.

BUILDING PAD FOR SALE OR BUILD-TO-SUIT*:

AVAILABLE: 43,074± sf (9,000 buildable sf max): \$375,000

Pad D may be subdivided.

*Please contact broker to discuss build-to-suit opportunities.

For more information:

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BUILDING PAD FOR SALE OR BUILD-TO-SUIT: FAST, FLEXIBLE & FANTASTIC VALUE



SIZE / PRICING:

- Pad D: 43,074± sf (9,000 buildable sf max): \$375,000 (\$41.67/bsf)
- *Please contact broker to discuss build-to-suit opportunities.

STATUS:

- Annexed
- Zoned
- Platted
- Parking installed
- Ready for building approval

FLEXIBILITY: Choose from 3 pre-approved buildings.

TIMING: Building can be delivered within approximately 90 days from the date in which a building permit is obtained.

ZONING: Property is zoned C-L, Commercial Low Intensity District. See City of Greeley land use code for additional information. The following are examples of uses permitted within the C -L zone:

- Permitted Uses include but are not necessarily limited to: offices, medical and dental offices and clinics, massage therapists, medical supply, sales and rental, rehab centers, personal service shops (beauty, barber, tanning & nail salons, shoe repair), intermediate & long-term care, and assisted living units (more than 8 residents).

- Design Review Uses include but are not necessarily limited to: childcare, daycare centers, preschools and veterinary clinics.

Please note that other uses may be permitted administratively or by design review or special review. Please see the City of Greeley Zoning Code for a complete list of these uses and other important zoning standards. For a full list of C-L Zoning uses: [Click Here](#)

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PHOTOS OF BUILDINGS IN THE MOUNTAIN VISTA OFFICE PARK



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LOCATION MAP



DRIVE TIMES

King Soopers Marketplace	3 minutes
Banner Health Clinic	4 minutes
Boomerang Golf Course	4 minutes
Greeley Country Club	6 minutes
Centerplace (Super Target/Safeway)	6 minutes
State Farm/JBS	8 minutes
North Colorado Medical Center	11 minutes
University of Colorado Health Greeley Medical Clinic	12 minutes
Water Valley/Pelican Lakes Golf Course	12 minutes
Medical Ctr of the Rockies, Promenade Shops & Centerra	12 minutes
Downtown Greeley/Weld County Courthouse	13 minutes
Budweiser Events Center	16 minutes
Harmony Road and I-25	24 minutes
Harmony Golf Course	27 minutes
DIA (Denver International Airport)	63 minutes

Source: Mapquest

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HIGH VISIBILITY, RAPIDLY GROWING, UNDERSERVED TRADE AREA

Northern Colorado's trade area consists of approximately 925,000 people (within 30 miles of I-25 & US 34). The trade area is well-known for its high quality of life. Northern Colorado is home to two major universities, a young and well educated population, and a diverse and well compensated workforce.

POPULATION GROWTH



Northern Colorado is one of the fastest growing areas in the U.S.

The Greeley metropolitan statistical area was ranked as the No. 3 fastest-growing nationwide for one-year from July 1, 2018, to July 1, 2019, and the Fort Collins-Loveland MSA ranked No. 32 for one-year population growth (U.S. Census Bureau - March, 2020).

HOUSING STATS



Median Home prices in Greeley/Evans area increased by 19.11% YOY (as of October 2021, Source: IRES/Greeley Tribune) Article: [click here](#)



Greeley/Evans Detached Home Prices | Average: \$407,045; Median: \$400,000 (October 2021, Source: IRES)



Greeley/Evans Attached Home Prices | Average: \$309,212; Median: \$304,850 (October 2021, Source: IRES)

	1-MILE	3-MILES	5-MILES
2021 Est. Population	7,394	29,165	77,955
2026 Projected Population	9,262	33,738	86,160
2021 Est. Avg. HH Income	\$117,070	\$110,471	\$90,961
Median Age	36.3	37.9	36.2
Daytime Employment	2,605	15,087	34,683

Source: Site To Business - January 2022

NORTHERN COLORADO ACCOLADES

Northern Colorado communities are consistently being recognized on "top and best of" lists.

- Greeley MSA ranks #3 nationwide for one-year population growth rate (U.S. Census Bureau - March, 2020)
- Greeley ranks #5 in Top 10 Boomtowns in America (SmartAsset - December 2019)
- Greeley ranked #25 as America's most innovative cities, with 98.82 patents files per 100,00 residents. (24/7 Wall Street - November, 2018)
- Greeley ranks #1 nationwide for growth in jobs and the economy. (WalletHub - October, 2018)
- Weld County ranks 3rd nationwide for job growth. (Bureau of Labor Statistics - Q3', 2017)
- Weld County GDP growth in 2017 No. 6 in the nation. (U.S. Department of Commerce - September, 2018)
- Greeley ranked in 'Top 20 Cities to Raise a Family'. (SmartAsset - November, 2017)
- Greeley Metropolitan Area ranks #7 Fastest Job Growth in nation. (24/7 Wall Street - August, 2017)
- Weld County is #1 in the State for Incoming Investment with an index of 64.53 (SmartAsset - 2017)

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