

PRIME RETAIL, MEDICAL,  
HOSPITALITY OR OFFICE  
DEVELOPMENT OPPORTUNITY

# WESTGATE MASTER PLANNED DEVELOPMENT | HIGHLY VISIBLE COMMERCIAL LAND SITES ALONG HIGHWAY 34 NWC OF HIGHWAY 34 & 71ST AVENUE, GREELEY, CO



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# EXECUTIVE SUMMARY

## THE SITE:

Outstanding commercial development sites for sale located at the highly visible northwest corner of Highway 34 and 71st Avenue in west Greeley ("Property"). This opportunity is located within the Westgate master planned development which includes new single family rooftops, new class A apartment community Authentix (288-units), adjacent to UCHealth Greeley Hospital and surrounded by nearby amenities, recreation, and growing area of residential development. The Property is well suited for a variety of uses such as, retail, hospitality, medical, office, daycare and more.

## MARKET OVERVIEW & AREA INFORMATION:

- **LOCATION:** Established area in west Greeley across from the UCHealth Greeley Hospital and surrounded by retail, restaurants, schools, golf courses, trail systems, employment and residences, with easy access to major highways and the overall region.
- **POPULATION:** Northern Colorado is one of the fastest growing areas in the U.S. with a current population of approximately 937,000 (30 mile radius from I-25 and US 34).
- **EDUCATION:** Northern Colorado features two major universities: The University of Northern Colorado (8,139+ students) and Colorado State University (33,359+ students). Both are significant employers and contribute greatly to the vibrancy of the regional and local economies by providing jobs, an educated workforce, and technology transfer to the private sector.
- **MAJOR EMPLOYERS:** UCHealth, Banner Health/North Colorado Medical Center, JBS USA, University of Northern Colorado, Aims Community College, Leprino Foods, TeleTech, and many more.
- **SERVICES & PUBLIC AMENITIES:** Extensive shopping and dining, cultural and recreational amenities, numerous golf courses and health care facilities.
- **RESIDENTIAL DEVELOPMENT:** New home sites, consisting of single family and multifamily are under construction directly west and north of the Property, which are within Westgate.

# PROPERTY HIGHLIGHTS

- Highway 34 frontage - 31,000+ VPD.
- Adjacent to UCHealth Greeley Hospital.
- Raw Water Dedication for Lot 1 & 2 are allocated 3.86 ac-ft/per acre totaling 25.6 acre-ft (*\*Buyer to verify specifics*).
- Access and utilities at or near the site.
- Nearby health care, retailers, restaurants, schools, and employment.

## AVAILABLE FOR SALE (TOGETHER OR SEPARATELY)

SITE SIZE	Lot 1:	3.56± AC. (155,194± SF)
	Lot 2:	3.08± AC. (134,047± SF)
	Total:	6.64± AC. (289,241± SF)
SALE PRICE	Lot 1:	\$20.00/SF - \$3,103,880.00
	Lot 2:	\$14.00/SF - \$1,876,658.00
	Together:	\$16.00/SF - \$4,627,856.00

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# LOCATION OVERVIEW



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# PRIME RETAIL, MEDICAL, HOSPITALITY OR OFFICE DEVELOPMENT OPPORTUNITY

## PROPERTY DETAILS:

**Zoning:** PUD  
**County:** Weld  
**Mill Levy:** 128.43  
**Parcel's:** Lot 1: 095917408001 | 3.56± Ac. (155,194± SF)  
Lot 2: 095917408002 | 3.08± Ac. (134,047± SF)

## ENTITLEMENTS:

- Annexed and zoned within the City of Greeley
- PUD including uses from R-H (Residential High Density) & C-H Zoning.  
First Amendment to Westgate Preliminary PUD: [click here](#)  
City of Greeley Zoning Code: [click here](#)

## METRO DISTRICT: (contact broker for more details)

The property will be subject to the Westgate Metro District #4, which is currently 47.146 mills.

## ACCESS & UTILITIES:

Access and utilities are at or near the site.

## UTILITY PROVIDERS:

Water - City of Greeley  
Sewer - City of Greeley  
Electric - Poudre Valley REA  
Gas - TBD

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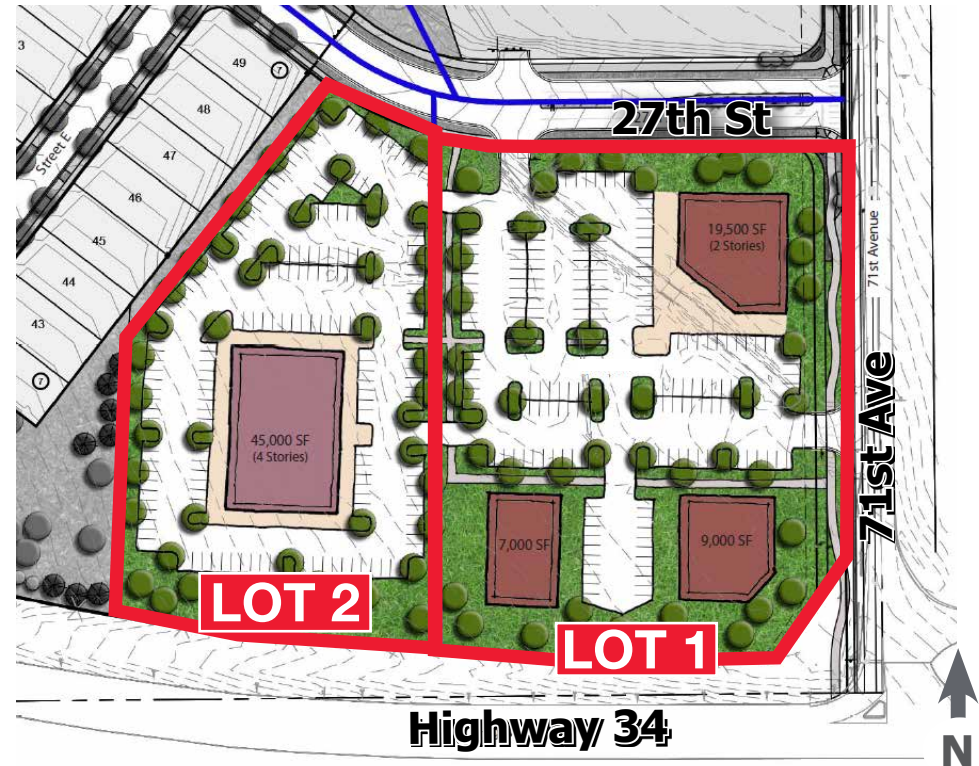
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## CONCEPTUAL PLAN:



## PLAT:

Recorded Plat: [click here](#)

## RESTRICTED USES:

Auto Rental, Auto Repair/Sales, Commercial Truck Wash, Self Serve Storage Units, Thrift / Second Hand Stores. Additional uses may be prohibited.

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# DEMOGRAPHICS AND AREA INFORMATION

## DEMOGRAPHICS

	3-MILES	5-MILES	7-MILES
2023 Est. Population	41,323	103,711	158,631
2028 Projected Population	44,369	107,326	162,144
2023 Est. Avg. HH Income	\$113,741	\$97,936	\$93,051
Median Age	37.3	35.0	33.0
Daytime Employment	19,806	44,403	78,522

Source: Site To Business - April, 2024

## 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).



### Population of approximately 937,000±

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

## NORTHERN COLORADO ACCOLADES

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

- Weld County ranked No. 1 in percentage growth among counties with at least 100,000 population (U.S. Census Bureau - July, 2022)
- Weld County ranks within top 10 nationally in population growth (Bureau of Labor Statistics, July, 2021)
- 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 MSA ranks as seventh-fastest-growing in country (U.S. Census Bureau - April, 2019)
- Greeley ranked #25 as America's most innovative cities, with 98.82 patents files per 100,000 residents. (24/7 Wall Street - November, 2018)
- Greeley ranks #1 nationwide for growth in jobs and the economy. (WalletHub - October, 2018)
- Greeley MSA ranks as nation's fourth-fastest-growing. (U.S. Census Bureau - March, 2017)
- 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 Metropolitan Area ranks #7 Fastest Job Growth in nation. (24/7 Wall Street - August, 2017)

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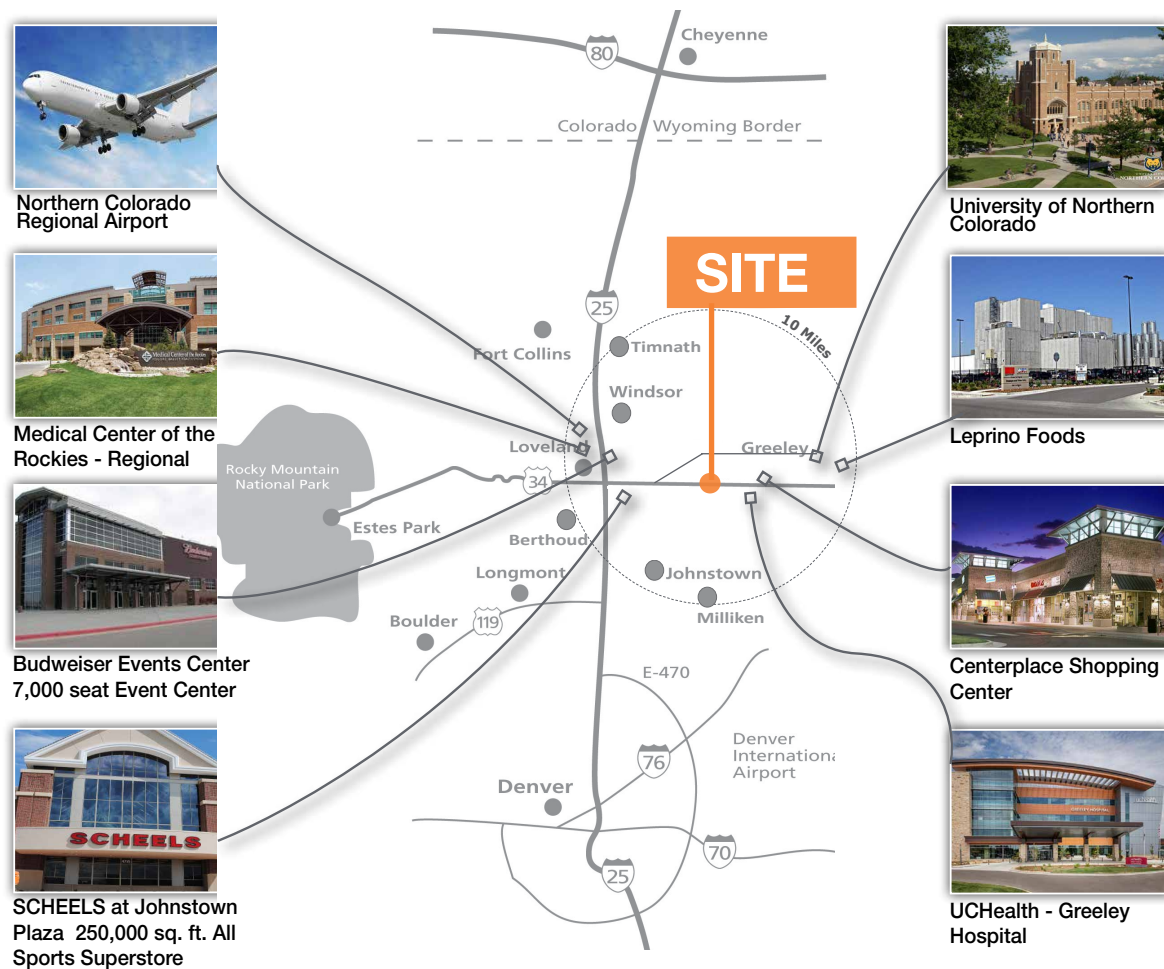
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## LOCATION INFORMATION

### NEARBY CATALYSTS



**NORTHERN COLORADO** Nestled between the Rocky Mountains, Colorado's high plains and Denver International Airport – Northern Colorado communities consistently rank as some of the best locations in the country for business, lifestyle and craft beer.

CENTRAL  
LOCATION

POPULATION  
& EMPLOYMENT  
GROWTH

PATH OF  
DEVELOPMENT

QUALITY  
OF LIFE

Northern Colorado's trade area consists of approximately 937,000 people (within 30 miles of I-25 & US 34). The trade area is well-known for its high quality of life and is home to two major universities, a young, well educated, population, and a diverse and well compensated workforce. Northern Colorado offers outdoor activities and recreation for every season. With ideal proximity to Rocky Mountain National Park and Estes Park as the main gateway, residents enjoy an active lifestyle through activities such as mountain biking, backpacking, kayaking, rafting and camping, and have easy access to world-class skiing and snow sports in the Rocky Mountains.

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## AREA GROWTH

### WELD RANKED NO. 1 IN PERCENTAGE GROWTH AMONG COUNTIES WITH AT LEAST 100,000 POPULATION.

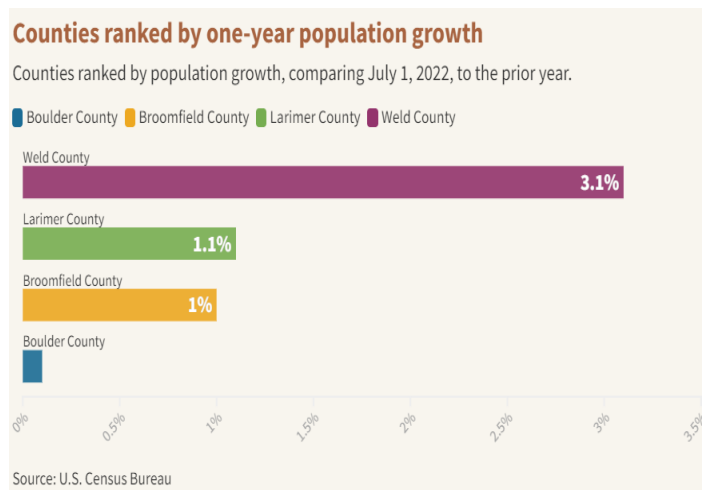
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Weld County added more residents than any other county in Colorado from July 1, 2021, to July 1, 2022, accounting for 36% of the population growth in the state overall.

Add in population growth for Larimer County, and the Northern Colorado neighbors accounted for 51.3% of the population added in the state during the one-year period.

Weld County added 10,365 residents during the 12-month period, compared with 6,163 residents added in Douglas County and 4,065 in Larimer. Colorado overall grew by 28,629 residents.

Weld County also topped the state in terms of residents added since the April 1, 2020, census, adding 21,200 residents, No. 5 statewide in terms of percentage growth.



### GREELEY CITY COUNCIL APPROVES \$367M BUDGET FOR 2023.

[View full article](#)

Weld County is one of the three fastest-growing counties in Colorado, the other two being Larimer and El Paso.

The Greeley City Council unanimously voted to approve the budget for 2023, in a letter recommending the budget, City Manager Raymond Lee III, said Greeley finds itself at the intersection of growth and responsibility.

“Greeley must be future-focused and present in the here and now to successfully plan for a growing population and the infrastructure, service, and quality of life expectations of residents. Projections put Greeley on track to reach nearly 260,000 residents by 2065,” City Manager Raymond Lee, III.

Greeley is focused on sustainable infrastructure and mobility, high-performance government, quality of life, business growth, community vitality and housing for all. Housing permits are exceeding expectations and are already up this year, past previous projections. The City of Greeley is focused on long term growth and improving quality of life for all of its current and future residents.



Source: Kelly Ragan, Greeley Tribune

The government is not only focused on infrastructure like housing or pavement but on their internal systems, the functionality and stabilization of departments and processes. They are investing in new technology to enhance their performance and data analytics to establish regular performance metric standards to measure the city's overall operations. The City of Greeley is investing in their town, people, workers, and their future.

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