LAND FOR SALE ±2.8 AC



2800 GREELEY MALL GREELEY, CO 80631



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COMMUTE & **DEMOGRAPHICS**



HWY 35, west of 23 rd Street 42,000 HWY 35, east of 23 rd Street 37,000	
HW/V 35 east of 23rd Street 37 000	
11W1 55, Cast 01 25 - Street	
23 rd Street, north of HWY 35 27,382	
23 rd Street, south of HWY 35 28,523	

Drive Times	Minutes
University of Northern Colorado	5
Colorado Model Railroad Museum	10
JBS USA	15
Fort Vasquez	20

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Property Information

Property

The site is located at lighted intersection of the SEC of HWY 34 and 23rd Avenue in Greeley, Colorado. The site is adjacent to the 270, 000 SF Greeley Mall in close proximity to . With ±350' of frontage along Hwy 34, the site is highly visible and is in close proximity to a growing number of excellent restaurants, breweries and coffee shops.

Size

±2.8 AC

Access & Visibility

Quickly and easily accessible from HWY 34 and 23rd Avenue

Utilities

Available through the City of Greeley

School District

Greeley-Evans School District 6

Price

All offers will be considered

Population Summary	1-Mile	3-Mile	5-Mile
2022 Population	18,826	100,541	134,684
2022 Median Age	28.3	30.8	32.3
2022 Average Household Income	\$68,880	\$76,924	\$85,226
Average Home Value	\$307,265	\$331,288	\$351,127
Educational Attainment – College Degree or Higher	14.2%	14.2%	15.4%
Source: Esri forecasts for 2022 and 2027			

PROPERTY **AERIAL**

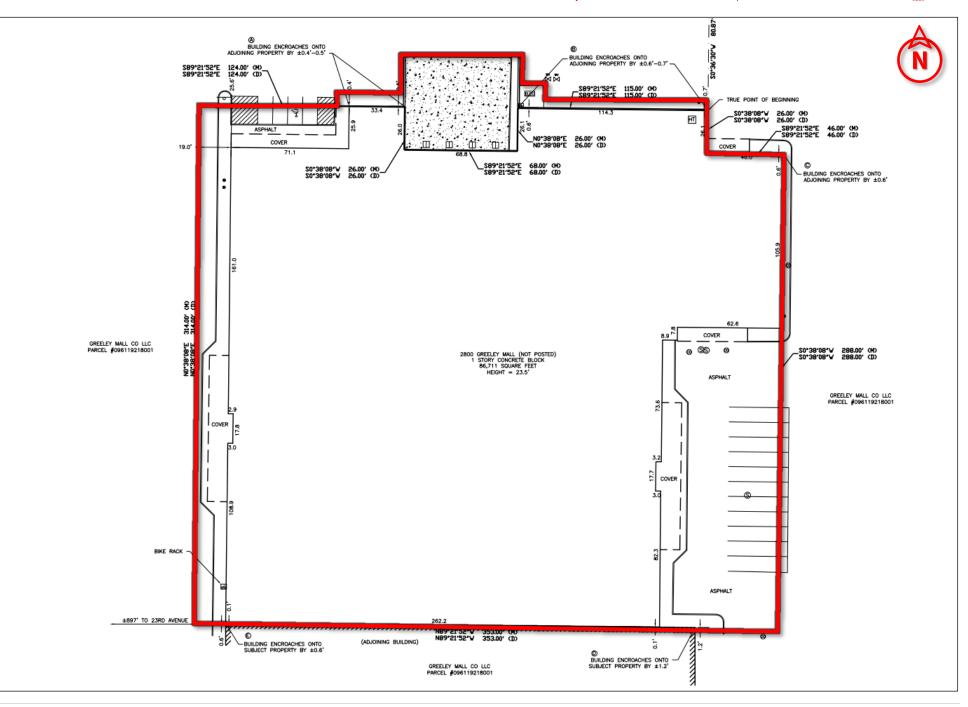
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PROPERTY **SURVEY**

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