# LAND FOR SALE ±2.8 AC



2800 GREELEY MALL GREELEY, CO 80631



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# COMMUTE & **DEMOGRAPHICS**



HWY 35, west of 23 <sup>rd</sup> Street 42,000   HWY 35, east of 23 <sup>rd</sup> Street 37,000	
HW/V 35 east of 23rd Street 37 000	
11W1 55, Cast 01 25 - Street	
23 <sup>rd</sup> Street, north of HWY 35 27,382	
23 <sup>rd</sup> 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 23<sup>rd</sup> 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 23<sup>rd</sup> 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**

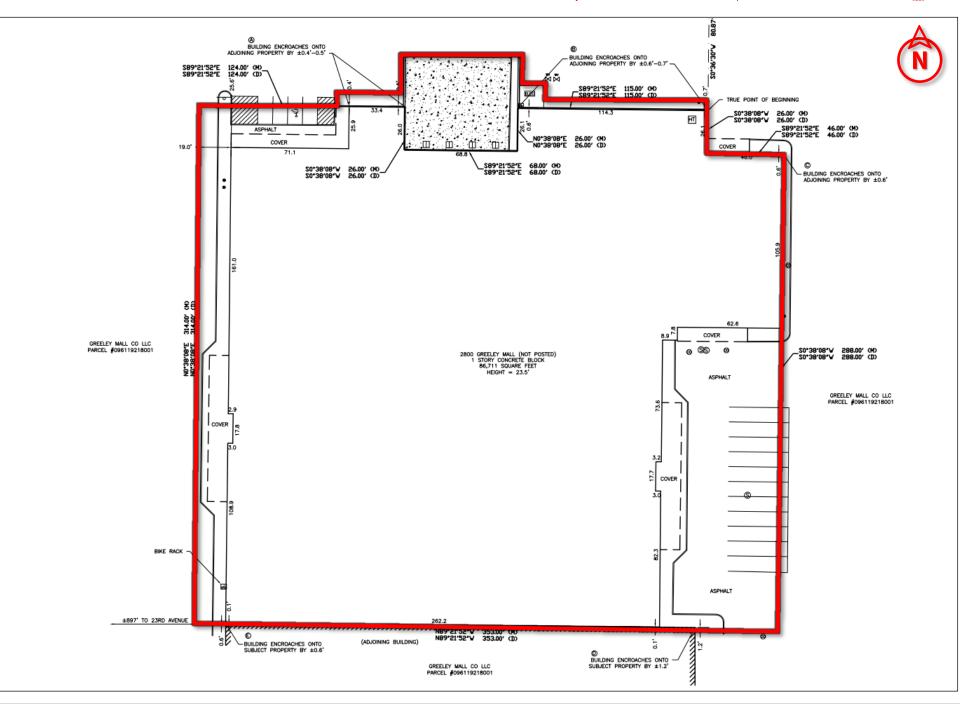
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# PROPERTY **SURVEY**

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