



RESIDENTIAL ZONED LAND

FOR SALE
\$.60/SF
\$1,300,000

**SW Corner of 31st
ST & 1st Ave
Evans, CO**



This residential land is located in the east part of Evans, Colorado just a short distance east of Highway 85. After Greeley, Evans is the second largest city in Weld County and located about 50 miles north of Denver.

This property is one of few large residential land parcels in the Evans area. It is suitable for a variety of possible uses including: Single family and multi-family, townhomes, community facilities, child care/day care, group homes, churches, long-term care and assisted living, rehabilitation centers, schools and many other uses.

PROPERTY HIGHLIGHTS

- ACRES: +- 49
- ZONING: Residential R-1 & R-2
- LOT: Flat terrain
- MARKET: Northern Colorado
- SUBMARKET: Greeley
- TAXES: \$ 729 (2021)
- SHAPE: Irregular

HIGHLIGHTS

- Excellent location for housing development
- Located on the southeast side of Greeley, CO
- Near the intersections of State Highways 34 and 85.
- The Evans area has a diverse range of employers
- Some of the Greeley-Evans area largest employers include: JBS Swift, Northern Colorado Medical Center, State Farm, Weld County, State of Colorado, Afni, Oxy Petroleum, Wells Fargo, Sam's Club, Banner Health and many others.



AREA HIGHLIGHTS

Greeley- Evans the largest city in Weld County and the 12th largest city in Colorado

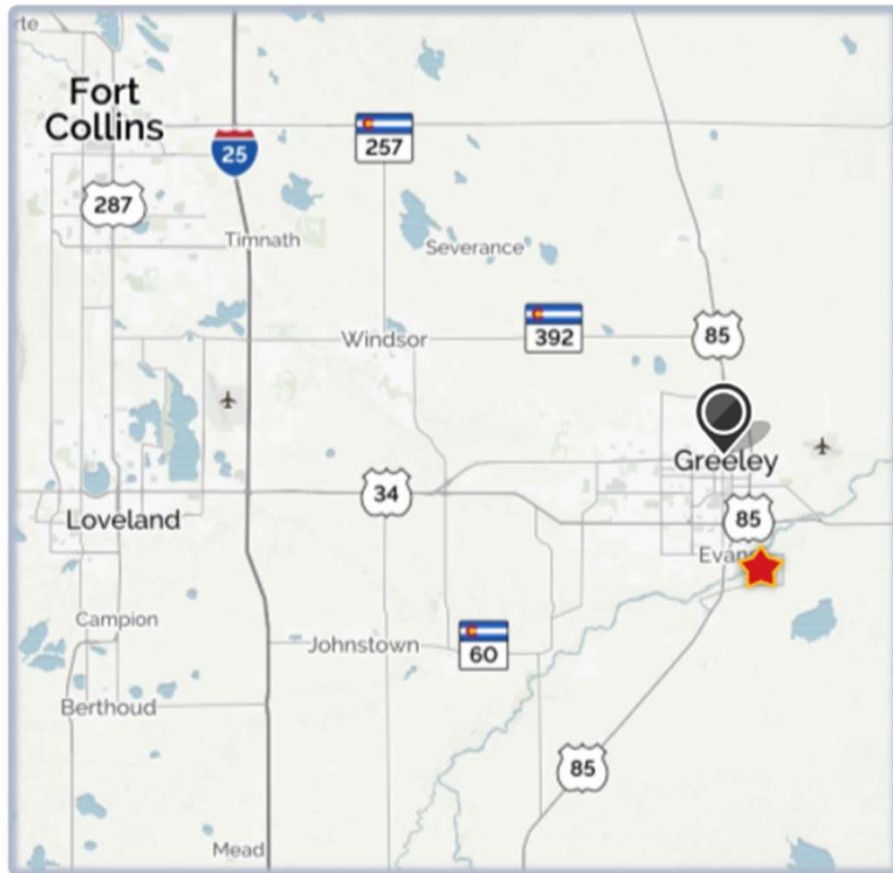
Greeley-Evans have a combine population of approximately 137,000 residents

Forbes named Greeley -Evans #2 for Best Small & Medium size City for jobs in 2015

Weld County is the leading county in Colorado for incoming investment

U.S. Census Bureau showing Weld County has the 4th fastest population growth across the country

2018 Wallet Hub ranks Greeley-Evans MSA ranks 1st in the nation for economic and job growth



Demographic Profile

	Evans	Weld County	Northern Colorado
Population	19,944	285,500 (Est)	599,942
Households	3,277	100,640	239,103
Average HH income	\$54,974	\$70,524	\$78,564
Median Age	33.7	34.1	36.9
Unemployment	4.2	2.3	3.0
Traffic: Just west at Hwy 85 & 31 st St, 26,000 AADT (2016)			
Traffic: 1 Mile West, Hwy 85 & 37 th St, 23,000 AADT (2016)			