239 35TH ST. - LARGE RESIDENTIAL LAND PARCEL READY FOR DEVELOPMENT

239 35TH ST, EVANS, CO 80620

PROPERTY DESCRIPTION

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 potential 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 man

PROPERTY HIGHLIGHTS

- Excellent location for housing development
- Located on the southeast side of Greeley, CO
- Near the intersections of State Highways 34 and 85.

OFFERING SUMMARY

Sale Price:	$1,300,000
Lot Size:	50 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,672	18,387	36,388
Total Population	4,444	53,087	101,753
Average HH Income	$32,223	$40,704	$45,929

JIM NEUFELD
Commercial Broker
970.381.8475
jimnewfy@gmail.com

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

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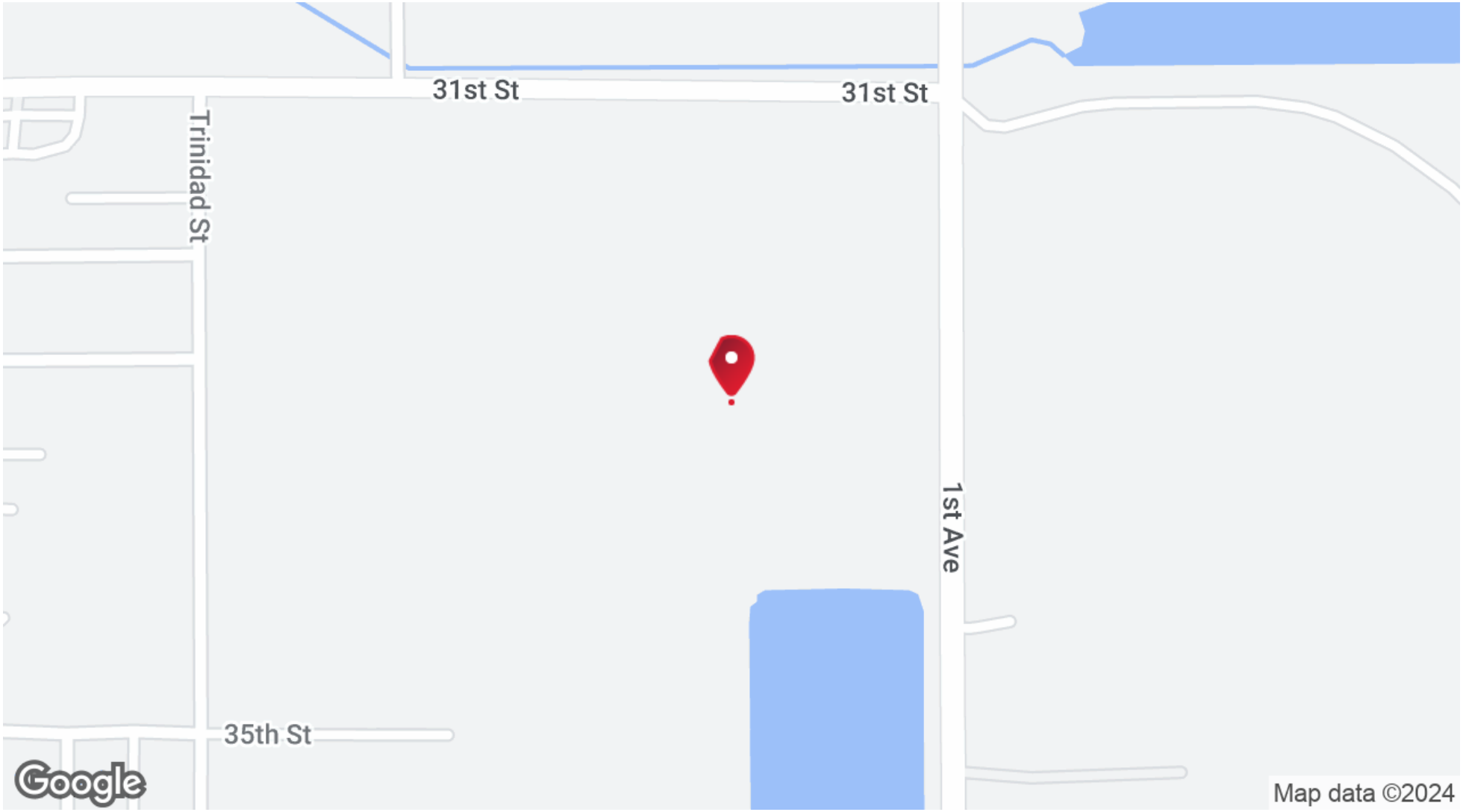

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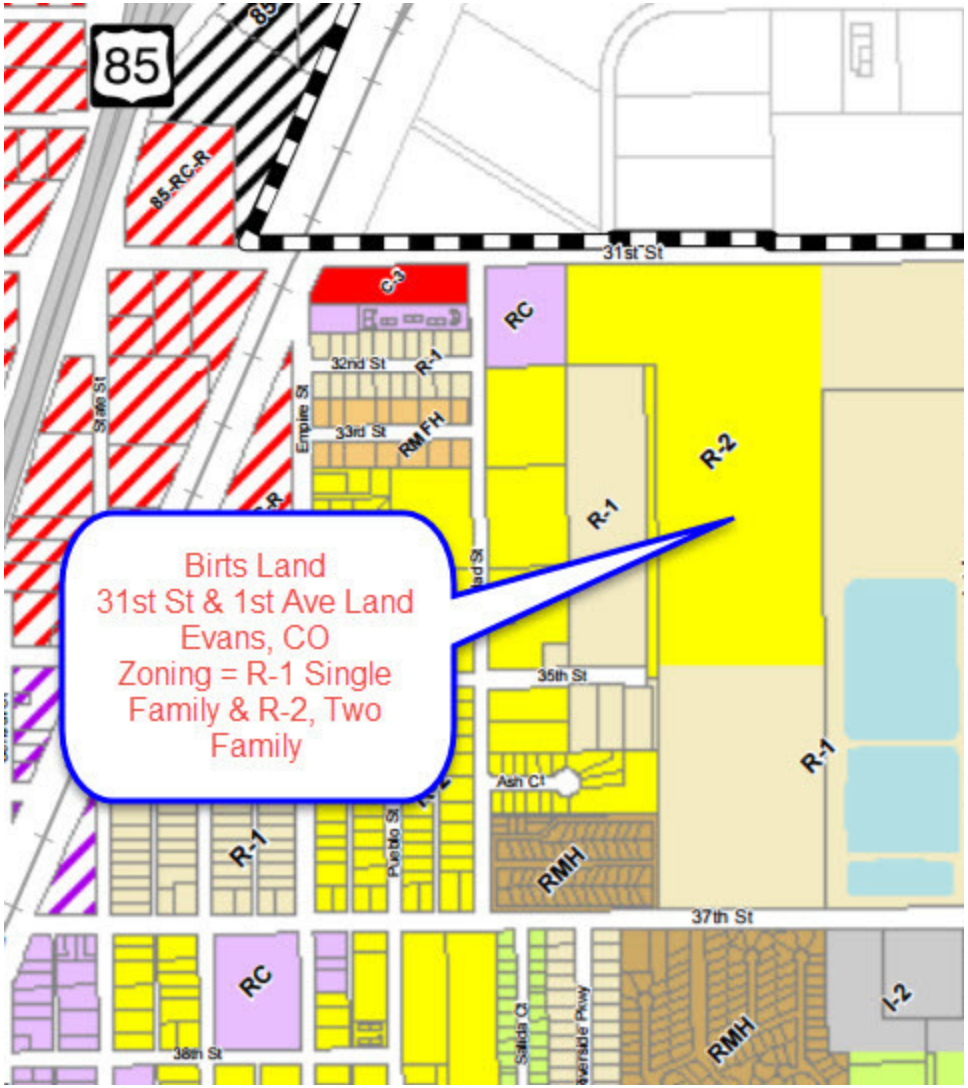

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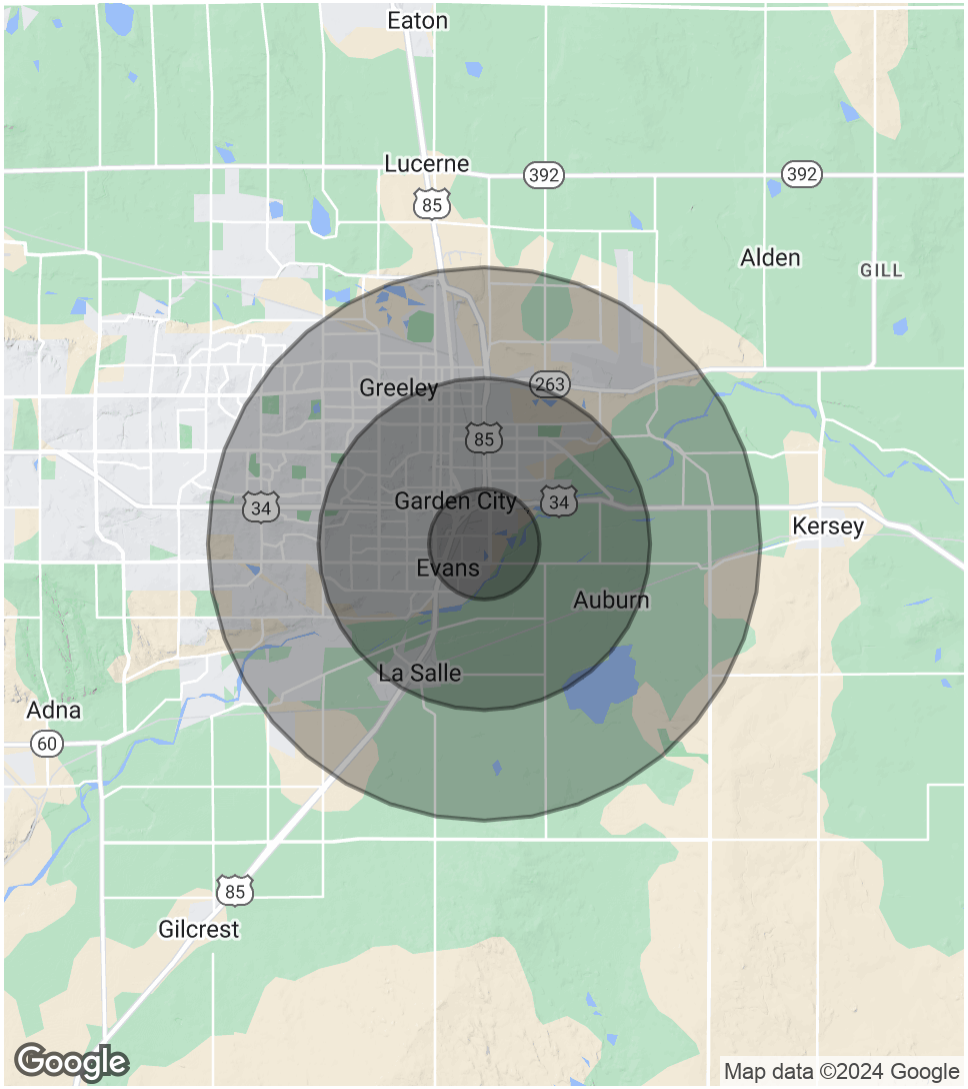
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,444	53,087	101,753
Average Age	26.2	27.6	29.7
Average Age (Male)	26.8	26.8	28.3
Average Age (Female)	26.1	28.5	31.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,672	18,387	36,388
# of Persons per HH	2.7	2.9	2.8
Average HH Income	$32,223	$40,704	$45,929
Average House Value	$180,484	$165,956	$164,196

** Demographic data derived from 2020 ACS - US Census*



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