

# 1718 95TH AVE. - 25 ACRES OF VACANT DEVELOPMENT LAND

1718 95TH AVE, GREELEY, CO 80634



## PROPERTY DESCRIPTION

Introducing an exceptional opportunity for land and residential investment! Located in the prime SW area of Greeley, CO, this property offers superb potential for residential development. Boasting great access along 95th Avenue and just a short distance from the bustling State Highway 34 Bypass, the parcel features a prized City of Greeley water tap and sits within the impactful development activity zone of the city. Moreover, this property is zoned Holding Agriculture, representing the next step to pre-development. Don't miss the chance to capitalize on this uniquely positioned gem in the sought-after Northern Colorado locale.

## PROPERTY HIGHLIGHTS

- Great location in the SW part of Greeley, CO
- A short distance from busy State Highway 34 Bypass just to the south
- Great access along 95th Avenue
- Residential development potential
- One City of Greeley water tap
- City of Greeley development activity is near the east boundary of this property.
- Zoned Holding Agriculture, next step to pre-development

## OFFERING SUMMARY

Sale Price:	\$1,750,000
Lot Size:	1,082,725 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	43	323	1,200
Total Population	152	1,157	4,187
Average HH Income	\$138,183	\$138,231	\$138,368



**JIM NEUFELD**  
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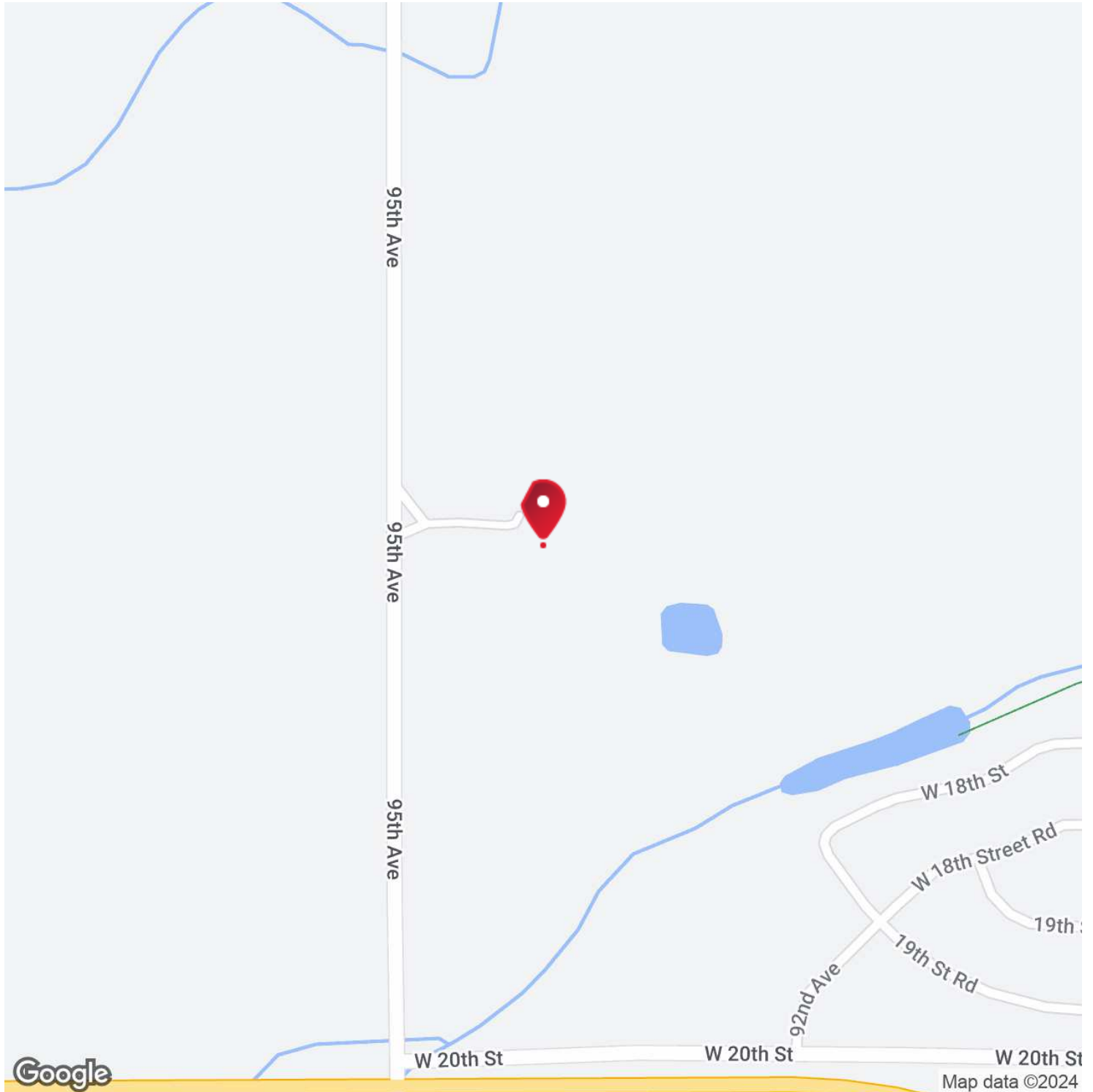
**COMMERCIAL ALLIANCE** 5440 Ward Road, Suite 260, Arvada, CO 80002 [coloradocommercialbrokers.com](http://coloradocommercialbrokers.com)

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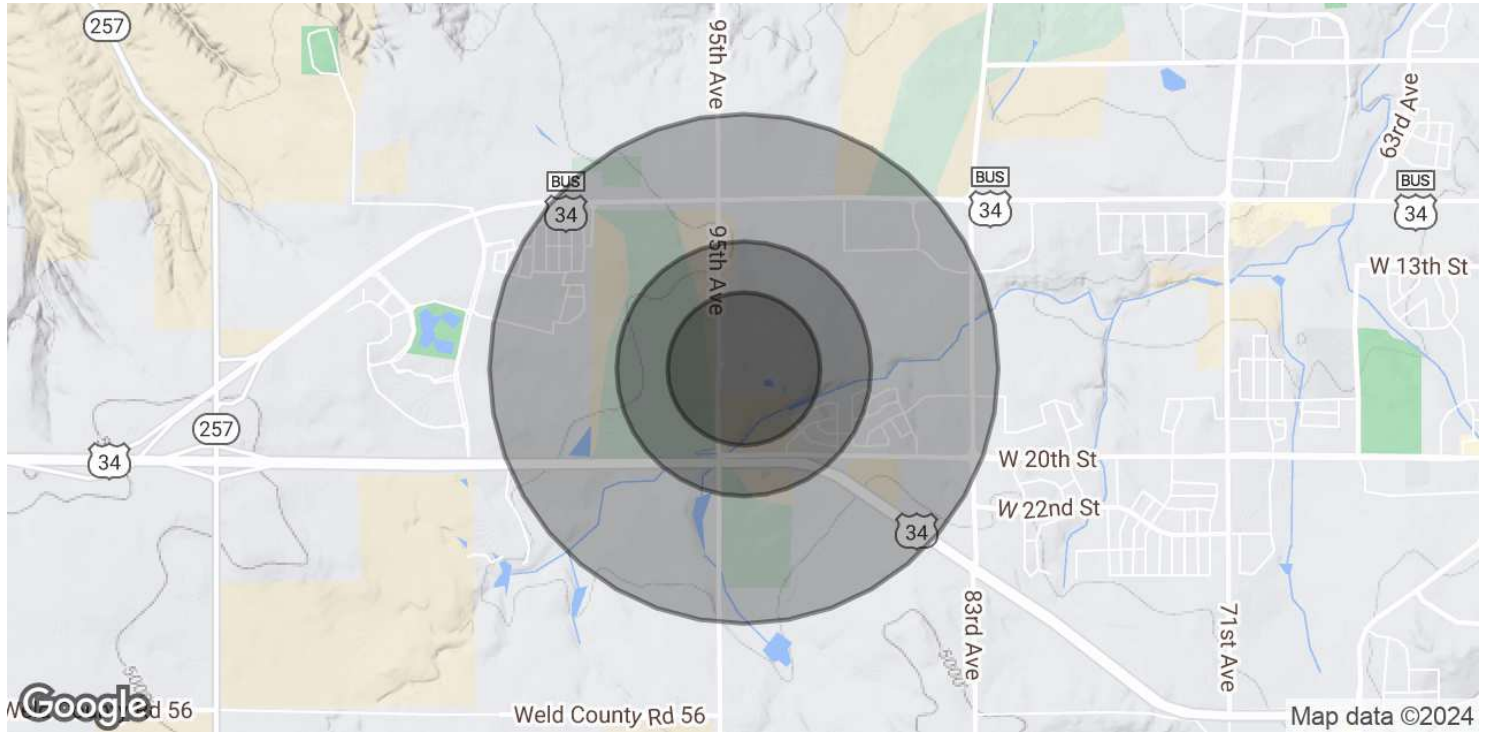
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	152	1,157	4,187
Average Age	31	31	31
Average Age (Male)	30	30	31
Average Age (Female)	31	31	31

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	43	323	1,200
# of Persons per HH	3.5	3.6	3.5
Average HH Income	\$138,183	\$138,231	\$138,368
Average House Value	\$555,521	\$552,340	\$565,813

Demographics data derived from AlphaMap



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