

FOR SALE

West Point Ridge

NE of 10th Street and 59th Avenue / Greeley, Colorado 80634



RESIDENTIAL DEVELOPMENT OPPORTUNITY
RAW WATER INCLUDED



City of Greeley Estimated 2019 SFD Building Fees Based on \$500,000 Value	
Fire Development Fee	\$603
Police Development Fee	\$135
Park Development Fee	\$3,131
Trails Fee	\$434
Storm Drainage Development Fee	\$392
Transportation Development Fee	\$4,194
Water Plant Investment Fee	\$11,400
Sewer Plant Investment Fee	\$5,700
Building Permit Fee	\$3,234
Plan Review Fee	\$1,779
Greeley Sales Tax	\$10,275
Estimated Total SFD Building Fees Payable At Permit	\$41,277

31 Platted Lots
Sale Price with Water: \$1,500,000

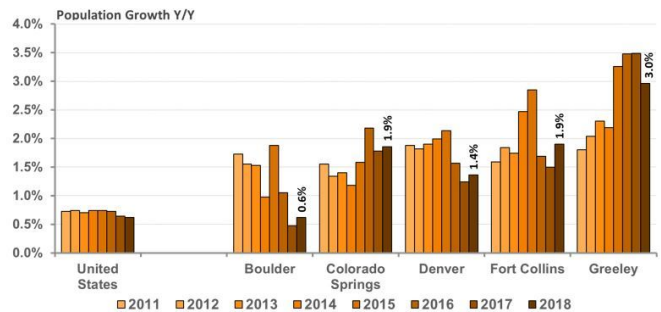
Property Features

- Platted Lots** (31) 100' x 180' Residential Estate Lots
- Zoned** R-L Residential
- Site** 20.2 Acres
- Utilities** To Site

Site Highlights

West Point Ridge is located just minutes away from amenities such as the Greeley Youth Sports Complex, Family FunPlex and UHealth Emergency and Surgical Center at the corner of 71st Avenue and West 10th Street. UHealth plans completion of their new 22-acre hospital site at the southeast corner of 71st Avenue and Highway 34 by mid-2019. The new \$135M hospital will include an intensive care unit, emergency department and birth center, among other features.

Greeley, Colorado is the business center for Weld County and is the second largest community in northern Colorado. It serves as a major retail trade center for agricultural communities in northeastern Colorado, southeastern Wyoming, and southwestern Nebraska. Greeley is located 60 miles north of Denver and 60 minutes away from Denver International Airport. The City of Greeley has retained exceptionally strong growth rates, with Greeley's growth rate around four times the national average.*



*Sources: U.S. Census Bureau (annual population estimates as of July 1st); CoStar

FOR SALE

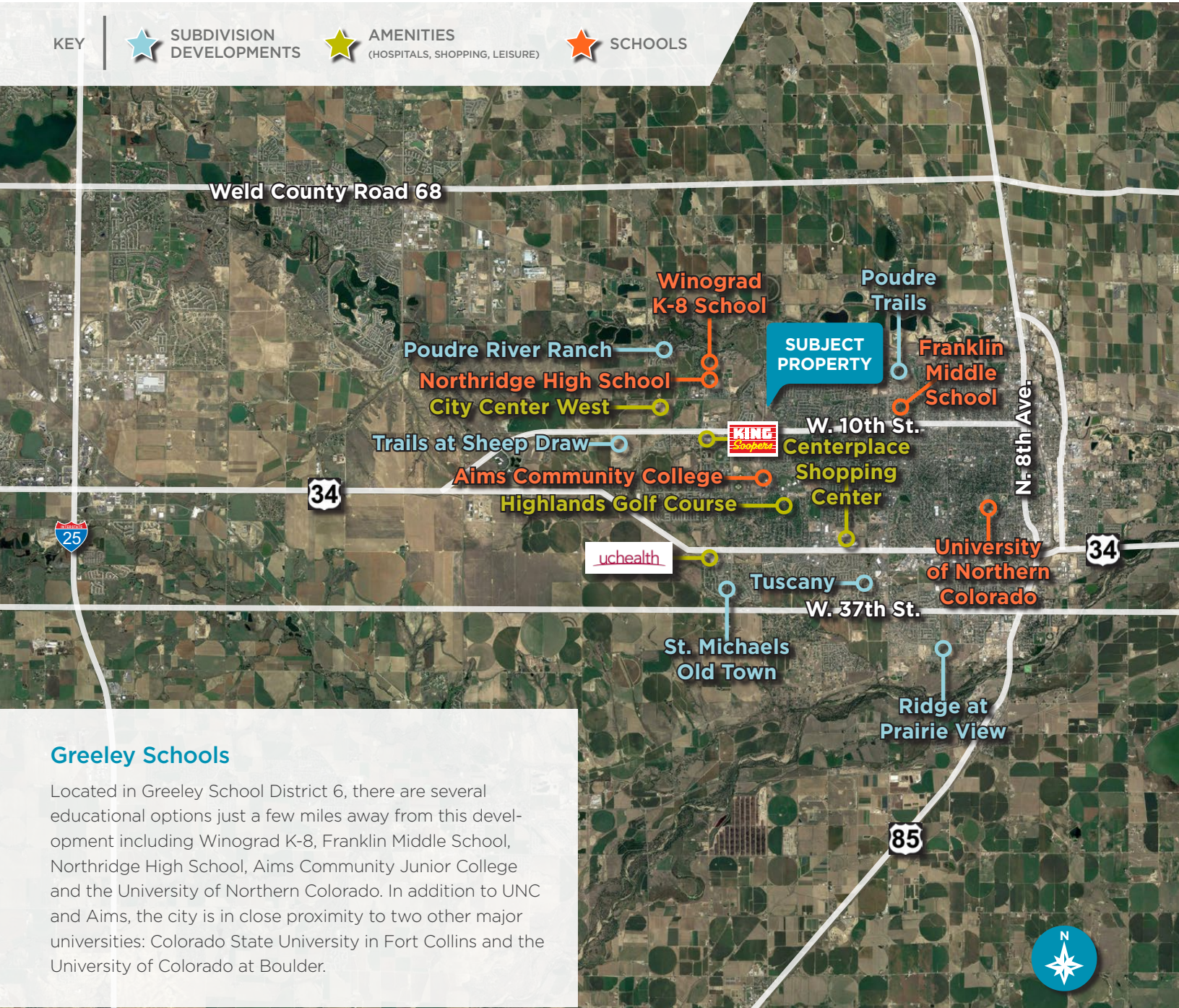
West Point Ridge

NE of 10th Street and 59th Avenue / Greeley, Colorado 80634



KEY

- SUBDIVISION DEVELOPMENTS
- AMENITIES (HOSPITALS, SHOPPING, LEISURE)
- SCHOOLS



Greeley Schools

Located in Greeley School District 6, there are several educational options just a few miles away from this development including Winograd K-8, Franklin Middle School, Northridge High School, Aims Community Junior College and the University of Northern Colorado. In addition to UNC and Aims, the city is in close proximity to two other major universities: Colorado State University in Fort Collins and the University of Colorado at Boulder.

For more information, please contact:

Russell Baker
Senior Director
+1 970 267 7721
russell.baker@cushwake.com

John Baker
Director
+1 970 267 7402
john.baker@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, Colorado 80525
T +1 970 776 3900
F +1 970 267 7419
cushmanwakefield.com

© 2019 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.