



## Residential Land For Sale

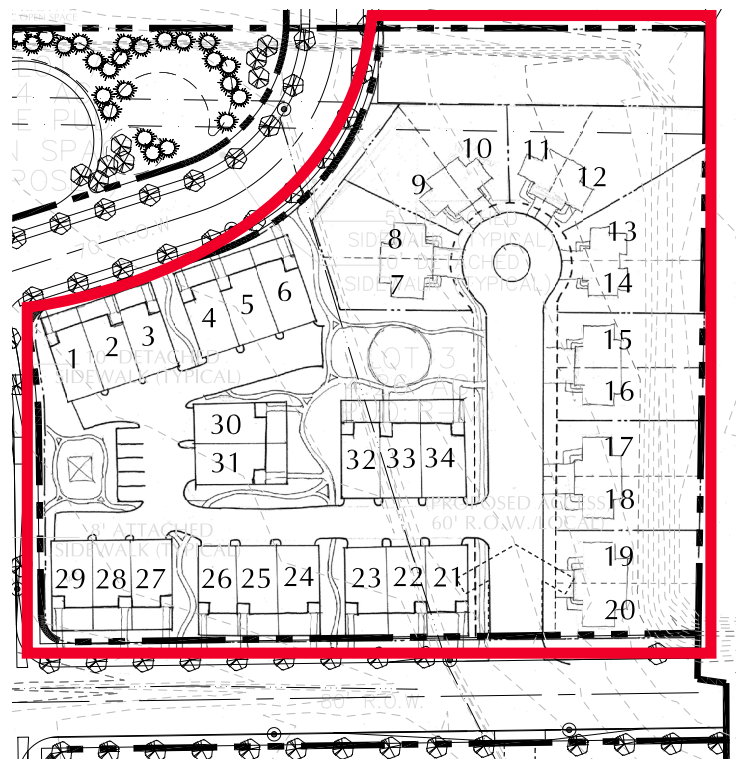
Sale Price: \$550,000.00 (\$2.67/SF)

Strong residential site near CenterPlace, Greeley's successful big box anchored retail center at 47th Avenue and U.S. Highway 34 Bypass. Zoned for medium density residential, this 4.7-acre site is ideal for patio homes, townhomes or a mix of product with an average density of 5 to 10 units per acre. Within walking distance to a multitude of retail options in CenterPlace, and with the Greeley Country Club, Highlands Hills Golf Course and Aims Community College nearby, this site will be attractive to active seniors, empty nesters and young professionals. The site is rough graded, drainage is installed and all water dedications are met with the City. *Please see reverse for aerial.*

### Property Features

<b>Land Size</b>	4.72 Acres (205,603 SF)
<b>City/County</b>	Greeley/Weld
<b>Density</b>	5-10 DU's/Acre
<b>Topography</b>	Generally flat
<b>Zoning</b>	PUD R-M

### Conceptual Site Plan







FOR SALE

# NEC 46th Avenue & 25th Street Greeley, Colorado 80631



SUBJECT

Aims  
Community  
College

Highland  
Hills  
Golf  
Course

W. 24th St.

W. 25th St.

LOWE'S

Centerplace Dr.

47th Ave.

34

Greeley  
Commons

PETCO  
Where the pets go.  
Michaels  
Where Creativity Happens.  
CHECKER  
Pizza Hut  
BED BATH & BEYOND

- TARGET
- Firestone
- SAFWAY
- GUARANTY BANK AND TRUST COMPANY
- KOHL'S
- CARPET EXCHANGE
- TJ-MAXX
- SPORTS AUTHORITY
- Tanera
- Chick-fil-A
- Famous Footwear
- RED ROBIN
- ROSS
- WELLS FARGO
- STARBUCKS
- TACO
- McDonald's
- BEST BUY
- Tokyo Joe's
- Wendy's
- Dairy Queen
- goodwill

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