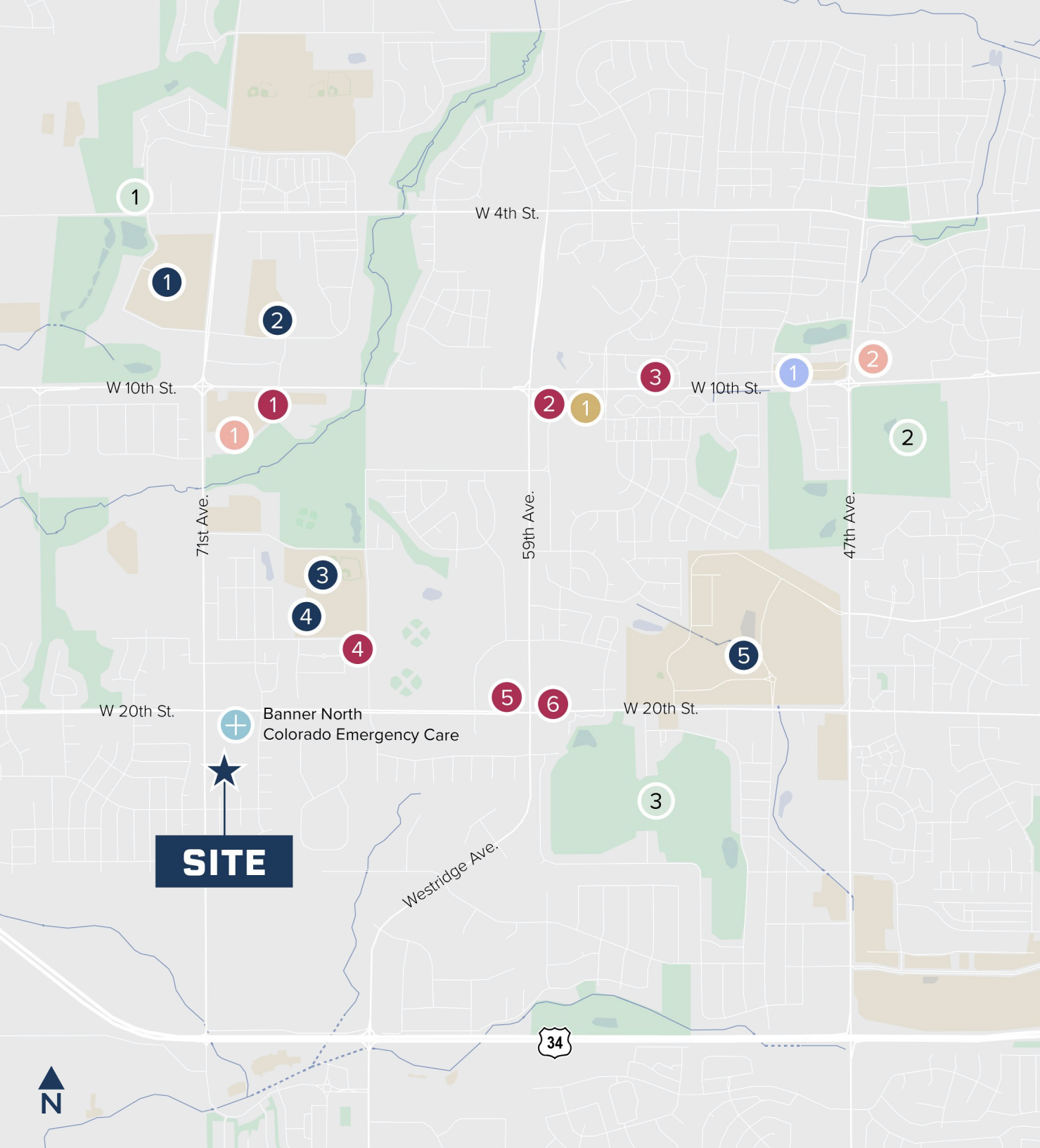




**For Sale**  
**Vacant Land Site**  
**10.09 Acres**

20th Street & 71st Avenue  
Greeley, CO 80634





## Amenities



### RESTAURANTS

1. Jack in the Box
2. Alberto's Express
3. Coyote's Southwestern Grill
4. Wing Shack West Greeley
5. The Blue Mug Coffee Bar
6. Ziggi's Coffee



### SHOPPING

1. King Soopers Marketplace
2. Walmart Supercenter



### SCHOOLS

1. Tointon Academy
2. West Ridge Academy Charter
3. Frontier Academy High School
4. University High School
5. Aims Community College



### HOTEL

1. Days Inn by Wyndham Greeley



### GOLF

1. Boomerang Links Golf Course
2. Greeley Country Club
3. Highland Hills Golf Course



### GYM

1. Anytime Fitness



# Site Overview

## Lot 3 Available For Sale

- **Sale Price: \$4,500,000**
- Address: (none known) 585' South of the SEC of 20th Street & 71st Ave
- Located next to Summit View Medical Commons (Lot 1) & Banner North Colorado Emergency Care (Lot 2)
- C-H (Commercial High Intensity) Zoning allows wide range of potential uses
- 10.090 acres (439,020 land square feet "LSF")
- Schedule Number: 095916217003
- Weld County Parcel Number: R8981798
- (Abbreviated) Legal Description: Lot 3 Summit View
- Zoning: C-H (Commercial High Intensity)
- Abundant amenities nearby





# This is Greeley



300 days of  
sunshine

111K people  
in the  
community

11th largest  
city in  
Colorado

13k+ college  
students in  
downtown

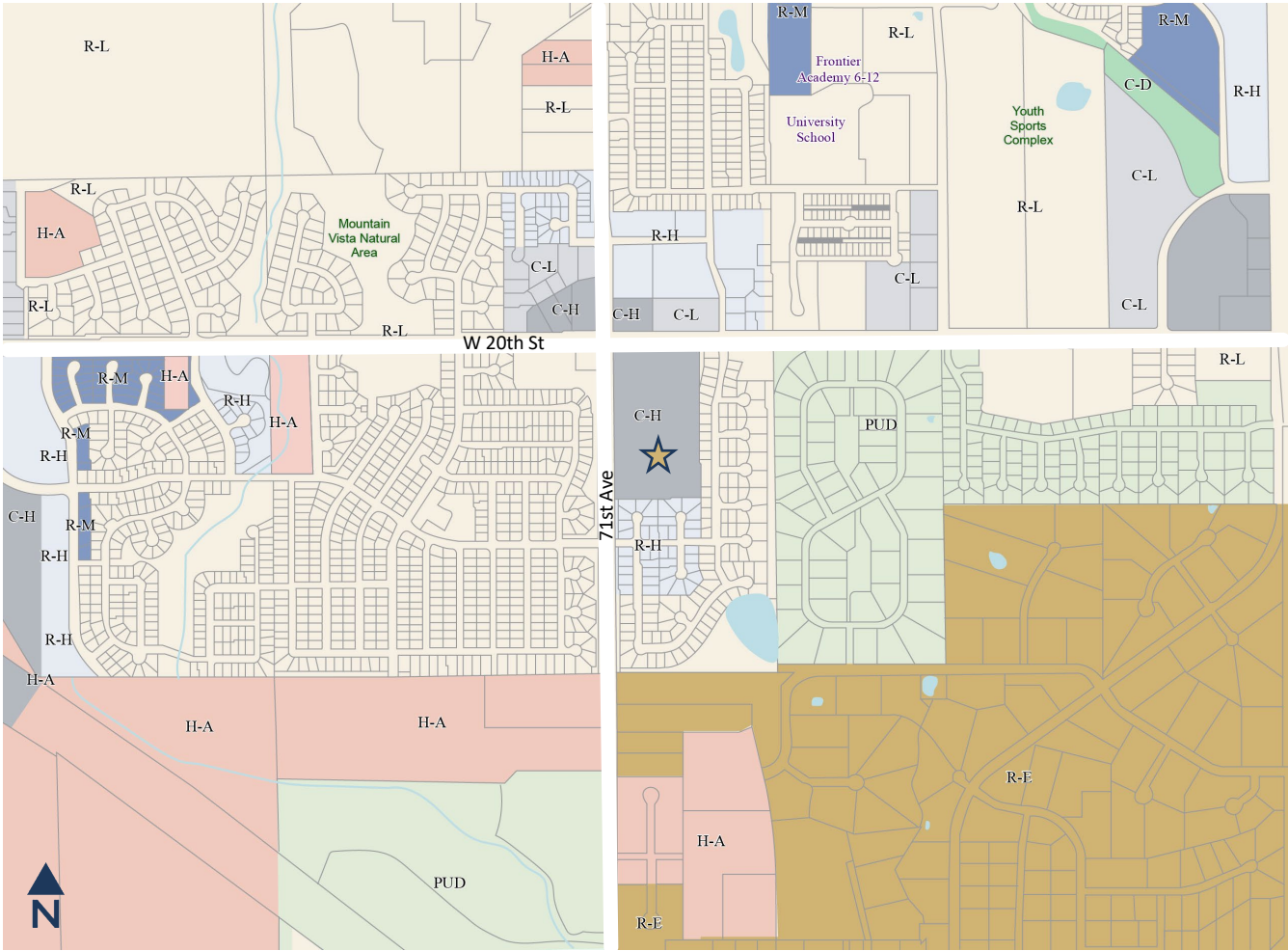
Data From: <https://www.visitgreeley.org/history-quick-facts-stats/>





# Zoning

## C-H Commercial High Intensity



**Table 24-4-1**  
**Zoning Districts & Intent**

District & Intent	Relationship to Comprehensive Plan
<p>C-H – <b>Commercial High Intensity.</b> The C-H district provides wide range retail, service and employment uses at scale, intensity or in a format that requires a high level of vehicle accessibility and visibility, typically along corridors or major intersections, and is not easily integrated with other land uses or development patterns. Planned versions of this district can yield campus or mixed-use district patterns that are oriented to internal open-space systems or other focal points of development.</p>	<p>General application in Employment, Industrial, and Commercial Areas</p> <p>Limited Application in Mixed-use Areas, Multi-modal Corridor, of Centers if integrated into walkable patterns</p>

### Allowable Uses within this zone district

- Mixed-use dwelling
  - Group Home
  - Assisted Living
  - Residential Care
  - Institutional Care
  - Assembly
  - Office
  - Recreation
  - Public
  - Quasi-Public
  - Government
  - Schools
  - Animal Care
  - Automobile uses
  - Retail
  - Warehousing
  - Child Care
  - Pre-school
  - Entertainment
  - Bars (100 seats)
  - Brewery, Winery
  - Restaurants
  - Lodging
  - Medical
- Height Restrictions: Up to 60' as allowed under this zone district
  - Open Space Requirement: 20% of the property
  - Set-backs: 25'





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Banner Health.

