

# LAND FOR SALE ±2.8 AC



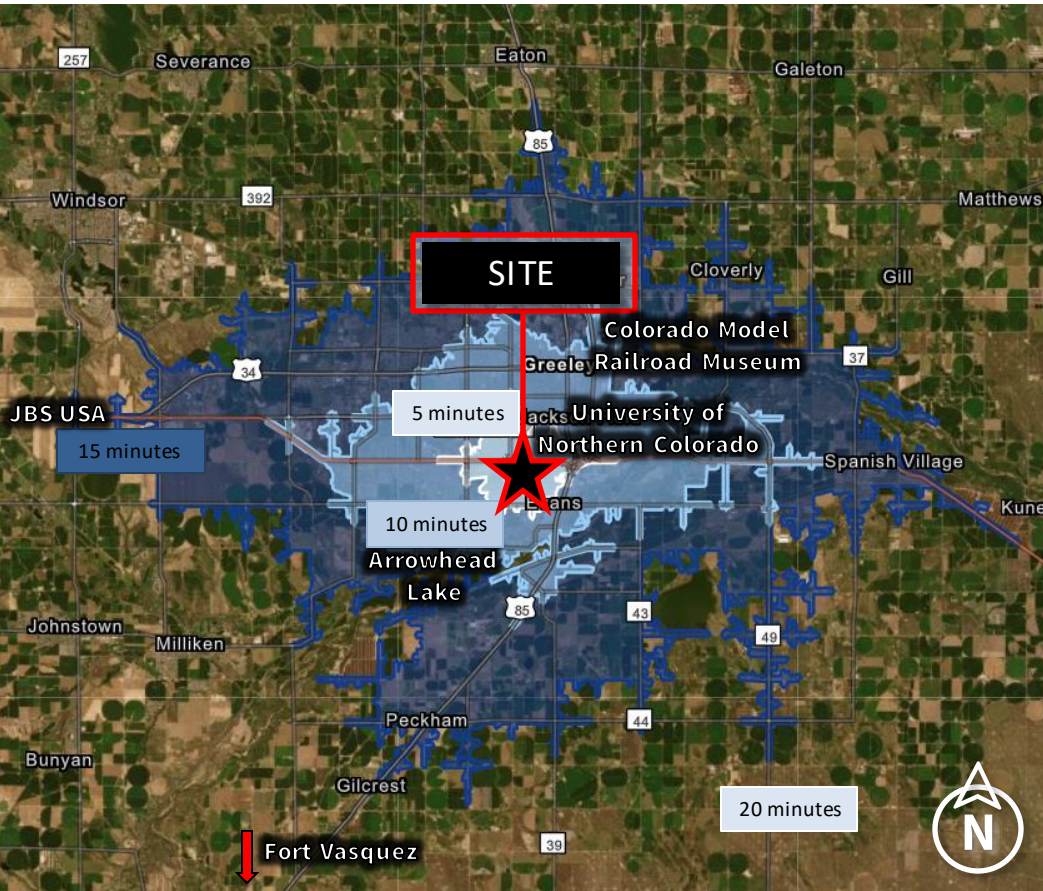
2800 GREELEY MALL | GREELEY, CO 80631



Sam Zaitz  
Executive Vice President  
+1 303 931 1201  
[sam.zaitz@jll.com](mailto:sam.zaitz@jll.com)

Adam Rubenstein  
Vice President  
+1 303 257 1481  
[adam.rubenstein@jll.com](mailto:adam.rubenstein@jll.com)

# COMMUTE & DEMOGRAPHICS



## Traffic Counts

	Vehicles Per Day
HWY 35, west of 23 <sup>rd</sup> Street	42,000
HWY 35, east of 23 <sup>rd</sup> Street	37,000
23 <sup>rd</sup> Street, north of HWY 35	27,382
23 <sup>rd</sup> Street, south of HWY 35	28,523

## Drive Times

	Minutes
University of Northern Colorado	5
Colorado Model Railroad Museum	10
JBS USA	15
Fort Vasquez	20



## Property Information

### Property

The site is located at lighted intersection of the SEC of HWY 34 and 23<sup>rd</sup> Avenue in Greeley, Colorado. The site is adjacent to the 270,000 SF Greeley Mall in close proximity to . With  $\pm 350'$  of frontage along Hwy 34, the site is highly visible and is in close proximity to a growing number of excellent restaurants, breweries and coffee shops.

### Size

$\pm 2.8$  AC

### Access & Visibility

Quickly and easily accessible from HWY 34 and 23<sup>rd</sup> Avenue

### Utilities

Available through the City of Greeley

### School District

Greeley-Evans School District 6

### Price

All offers will be considered

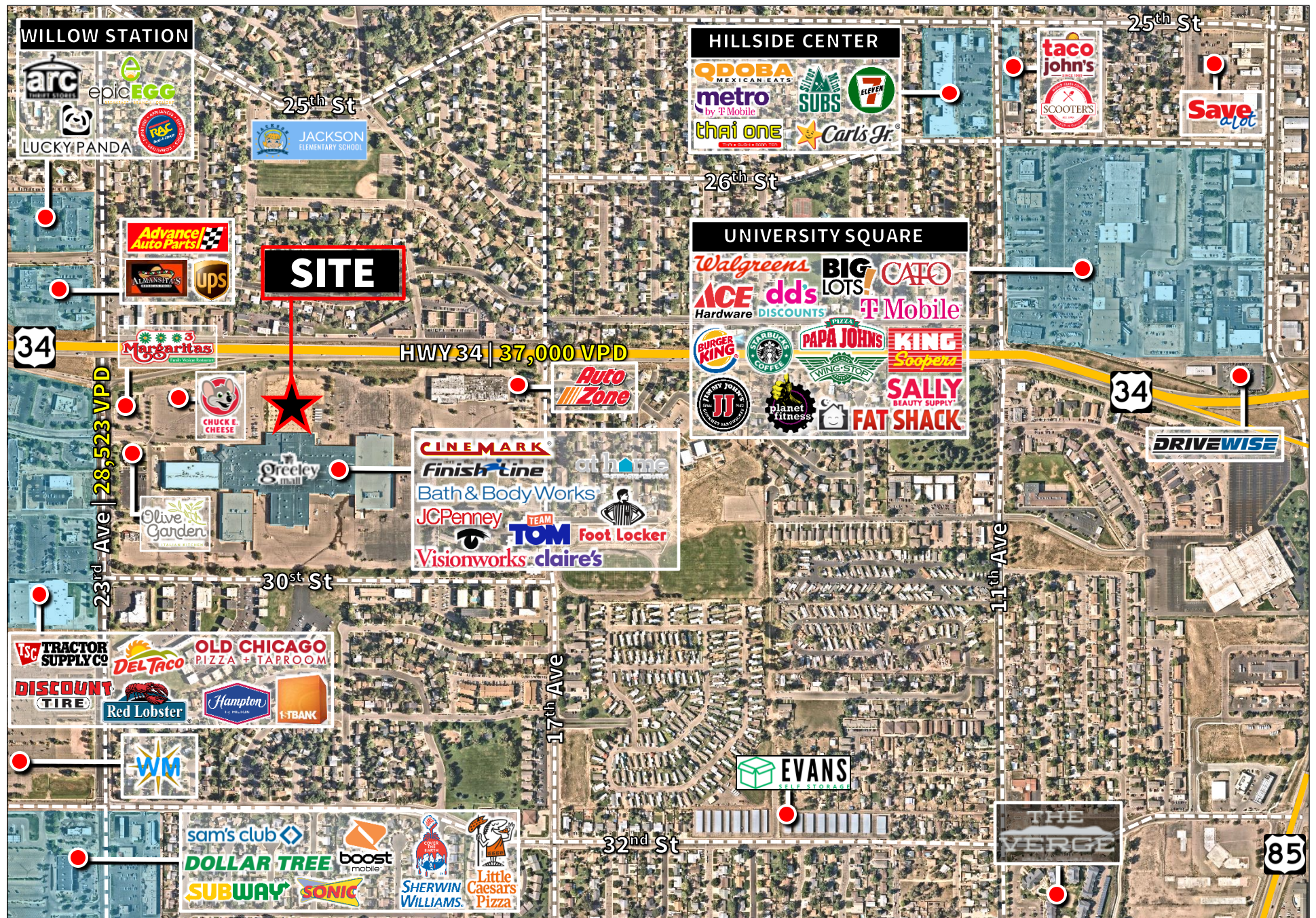
## Population Summary

	1-Mile	3-Mile	5-Mile
2022 Population	18,826	100,541	134,684
2022 Median Age	28.3	30.8	32.3
2022 Average Household Income	\$68,880	\$76,924	\$85,226
Average Home Value	\$307,265	\$331,288	\$351,127
Educational Attainment – College Degree or Higher	14.2%	14.2%	15.4%

Source: Esri forecasts for 2022 and 2027

# PROPERTY AERIAL

±2.8 AC | 2800 GREELEY MALL | GREELEY, CO 806321 JLL 3

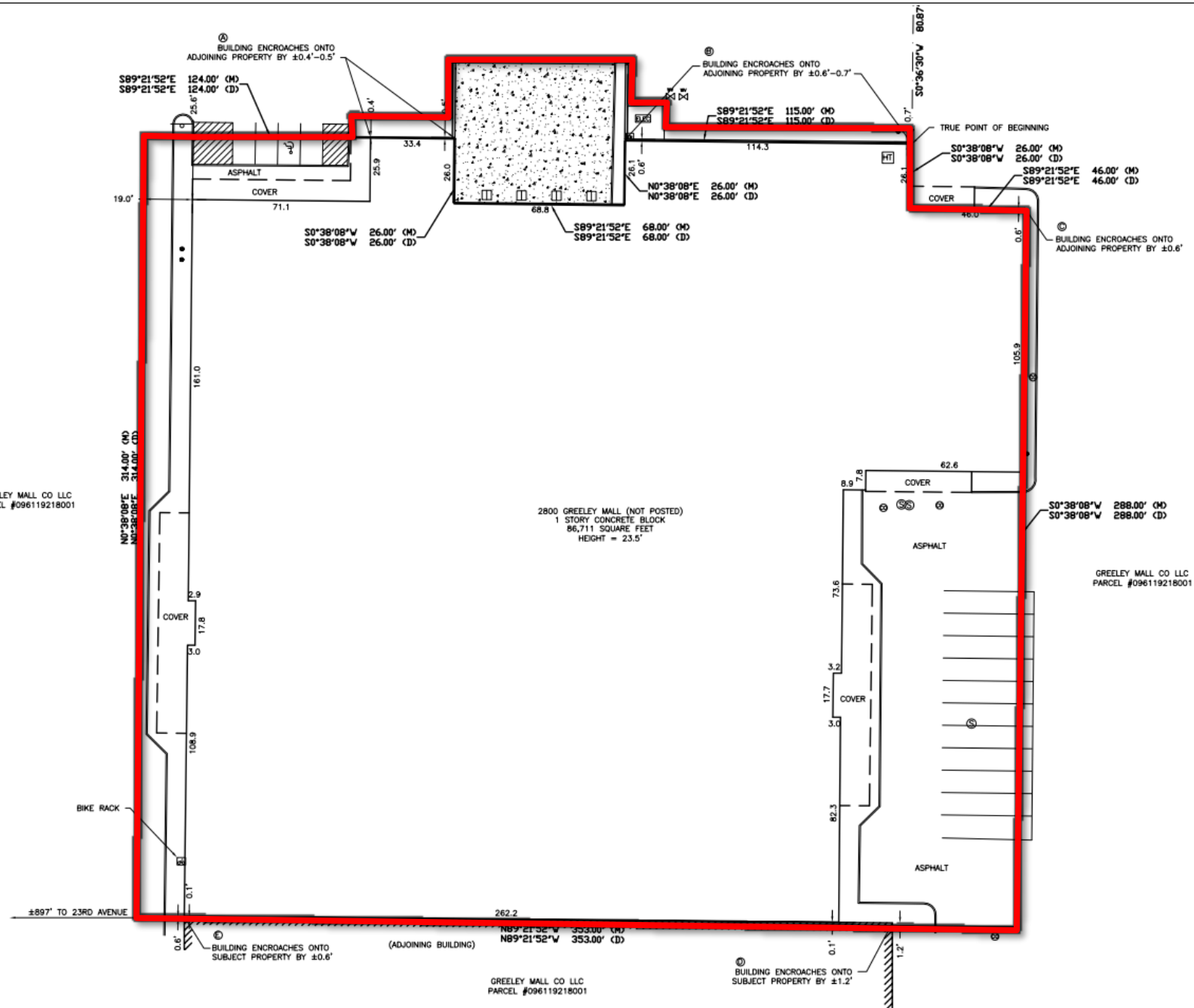


# PROPERTY **SURVEY**

**±2.8 AC** | 2800 GREELEY MALL | GREELEY, CO 806321



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