

## PROPERTY DETAILS

Parcel Size: Tract B - 1.13 Acres

Sale Price: \$6.00/SF

Taxes: \$3,842.20 (2023)

Zoning: (C3)Commercial High Intensity District  
(City of Evans)

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## EVANS COMMERCIAL LOT

**SALE PRICE: \$295,337 (\$6.00/SF)**

- In-fill commercial lot near hard corner in central Evans (Greeley) area
- Desirable high-intensity commercial zoning allowing for many uses ranging from fast food (drive-thru), restaurant, convenience/gas, retail, commercial/office, storage, and many more
- Adjacent to the new Roasty's drive-thru coffee
- Across from successful The Verge apartments, approx. 1 1/2 blocks west of US Highway 85 and approx. 3 blocks south of US Highway 34



### DEMOGRAPHICS (Source: STDB Online 2024, radius)

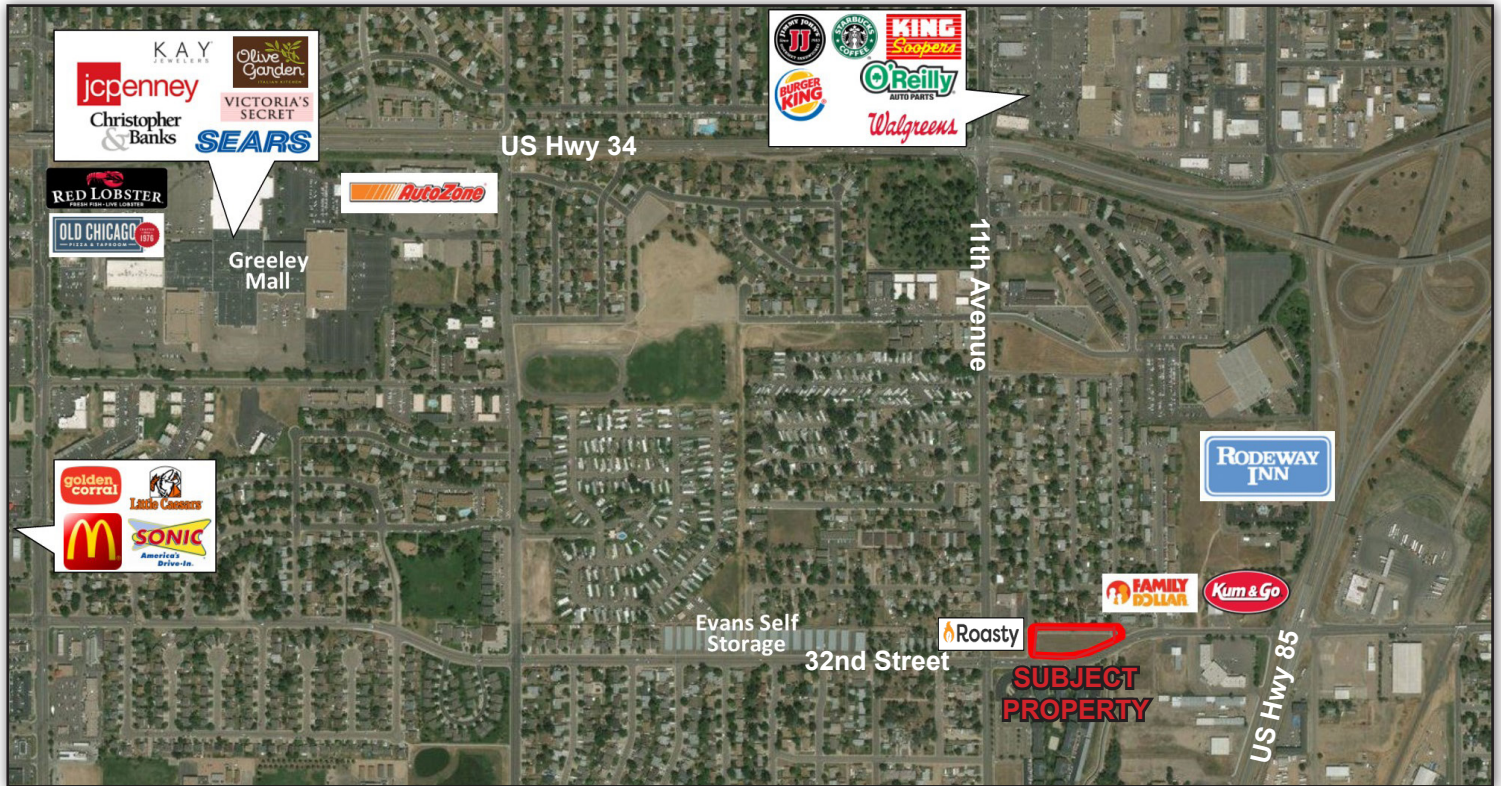
	1 Mile	3 Mile	5 Mile
2023 Population	15,719	80,885	127,081
Avg. HH Income	\$66,923	\$77,781	\$83,316
Households	5,786	28,500	44,924
Businesses	400	2,430	3,826
Employees	4,414	32,185	50,616



### TRAFFIC COUNTS (Source: STDBOnline)

11th Ave at 31st St.	11,005 VPD
32nd Street in front of parcel	5,500 VPD
US Highway 85 N. of 31st St.	24,000 VPD

The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 2/19/2024



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