

PROPERTY DETAILS

Parcel Size: Tract B - 1.13 Acres

Sale Price: \$6.00/SF

Taxes: \$4,012.74 (2024)

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 2025, radius)

	1 Mile	3 Mile	5 Mile
2024 Population	15,686	80,914	128,876
Avg. HH Income	\$71,833	\$84,058	\$89,959
Households	5,800	28,681	45,819
Businesses	401	2,466	3,953
Employees	4,623	32,571	52,903

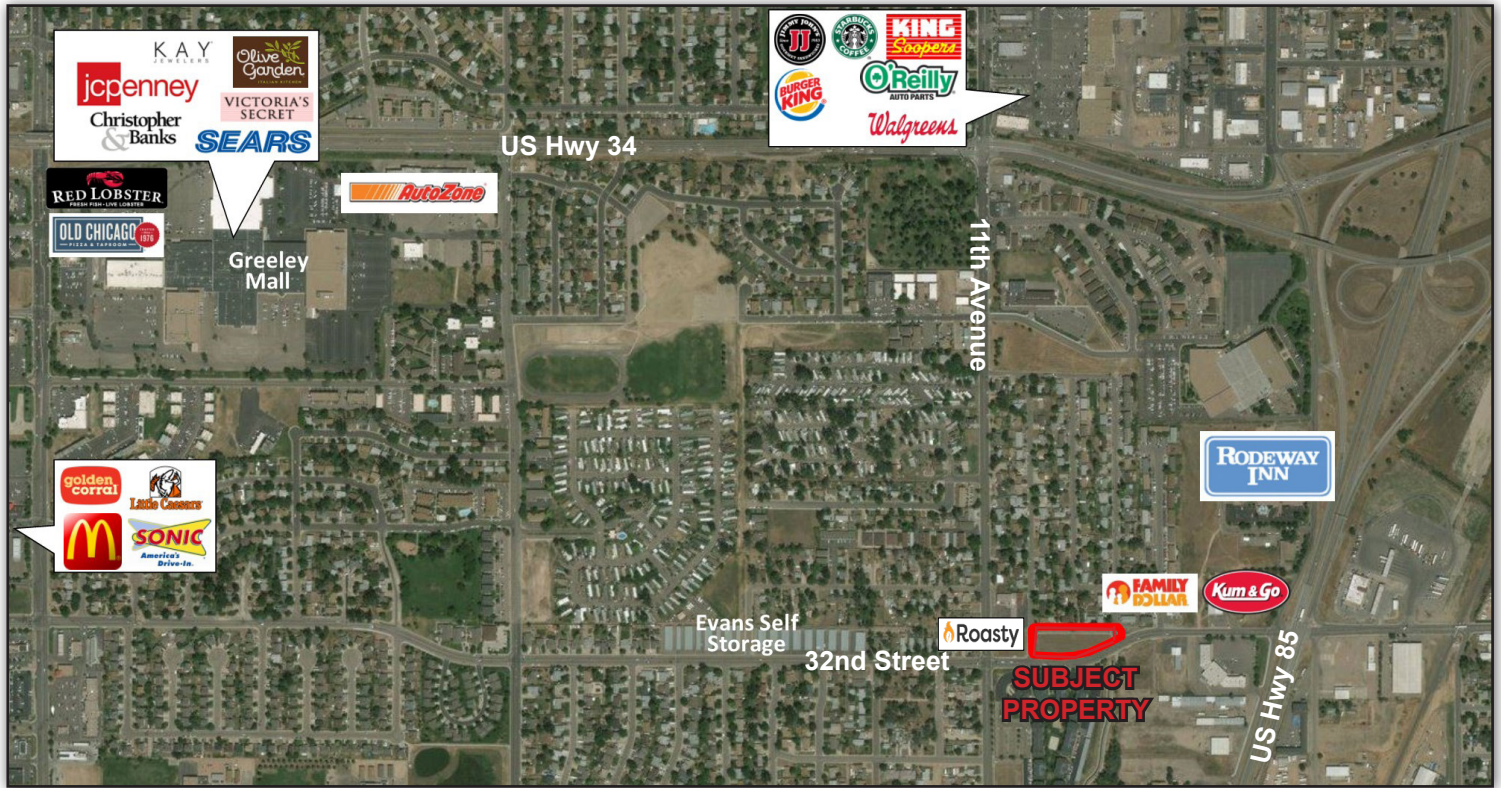


TRAFFIC COUNTS (Source: STDBOnline)

11th Ave at 31st St.	11,005 VPD
32nd Street in front of parcel	5,500 VPD
US Highway 85 N. of 31st St.	27,000 VPD

COMMERCIAL LAND FOR SALE

3089-3099 High Dr., Evans, CO



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. 1/28/2025