



O STREET

W.C.R. 39 1/2

For Sale

O Street Industrial Land

NW O Street & W.C.R. 39 1/2

Greeley, Colorado 80631

\$1,125,000

+/- 7.44 Acres

Heavy Industrial Zoning (I-3)





O Street Industrial Land | Greeley, CO, 80631
\$1,125,000 | +/- 7.44 Acres | Heavy Industrial Zoning (I-3)



HIGHLIGHTS

- O Street Industrial Land is an Heavy Industrial Zoned Land located northwest of County Road 39 1/2 and O Street with convenient access to US Route 85 "CanAm Highway" and State Highway 392.
- The property provides convenient access to Greeley and other cities east of Interstate 25 and is minutes from Downtown Greeley.
- Highly desirable I-3 Heavy Industrial Zoning in Weld County allows for a wide variety of industrial and business uses and allows for outdoor fenced storage. See property overview for list of allowed uses.
- Limited opportunities exist to acquire heavy industrial zoned land in Greeley MSA/Weld County and property is exceptionally priced at \$3.47/SF.
- The lot features paved road access from County Road 39 1/2 and has gas, electricity, and water service available in O Street. Sewer is available from City of Greeley with annexation or septic system is allowed in Weld County.
- Property currently has Site Plan Review approval (Z-356) for fenced outdoor yard storage including gated/secured entry, individually fenced lots, and modular office on a proposed well (Permit #328141) and septic system.
- Approximately +/- 7.44 acres to be conveyed excluding 9.44 acres with existing oil and gas surface use north of the property (Available separately for \$125,000).

PROPERTY OVERVIEW

Property Address	O Street & WCR 39 1/2, Greeley, CO, 80631 Weld
Governing Jurisdiction	Weld County
Acres	7.44

TRAFFIC COUNT

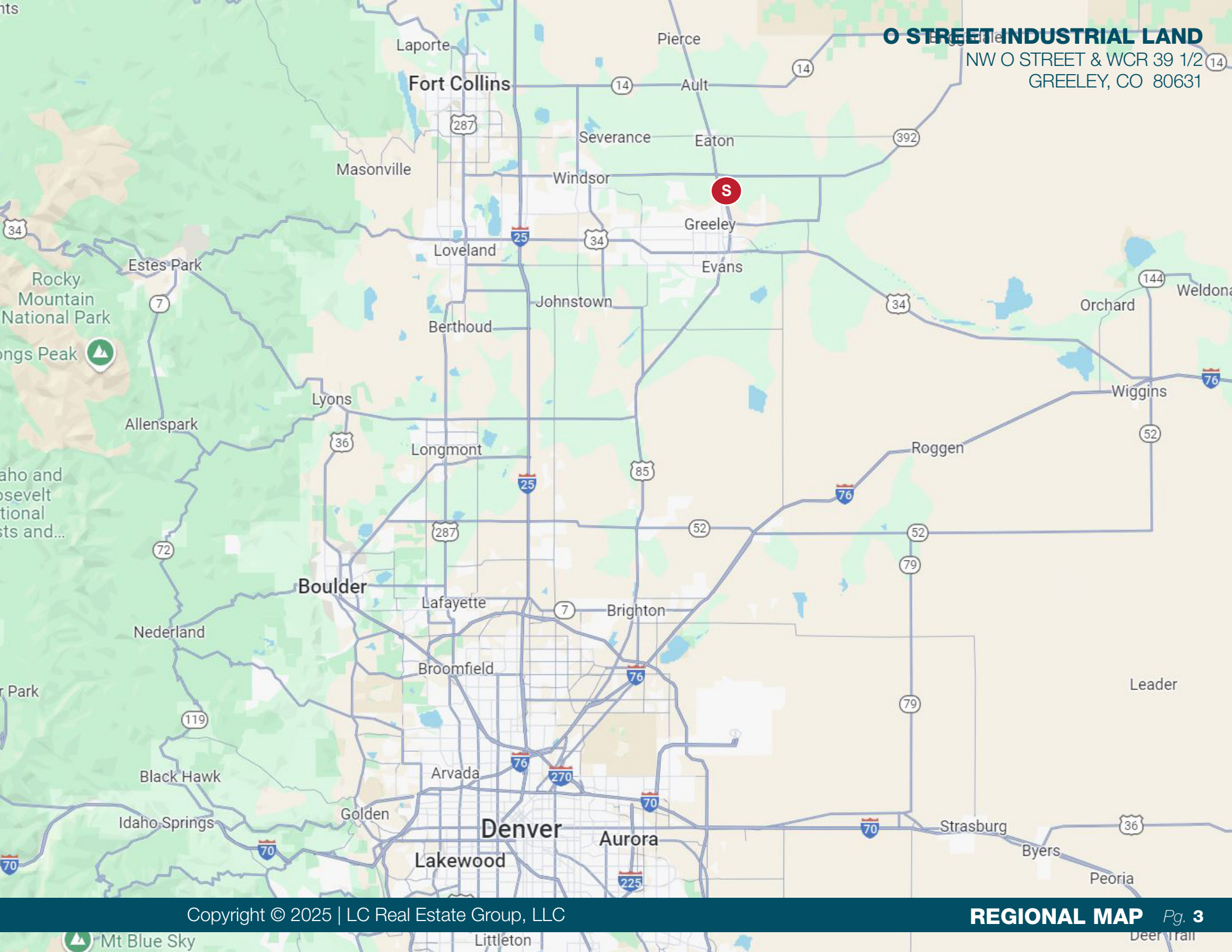
	3Q 2024
US Highway 85 NB north of O Street	14,000 VPD (2014)
N. 8th Ave. SB past US Highway 85 Interchange	13,200 VPD (2019)



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Senior Partner & Broker
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Nathan Klein
Senior Partner & Broker
(970) 222.2473
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O STREET INDUSTRIAL LAND

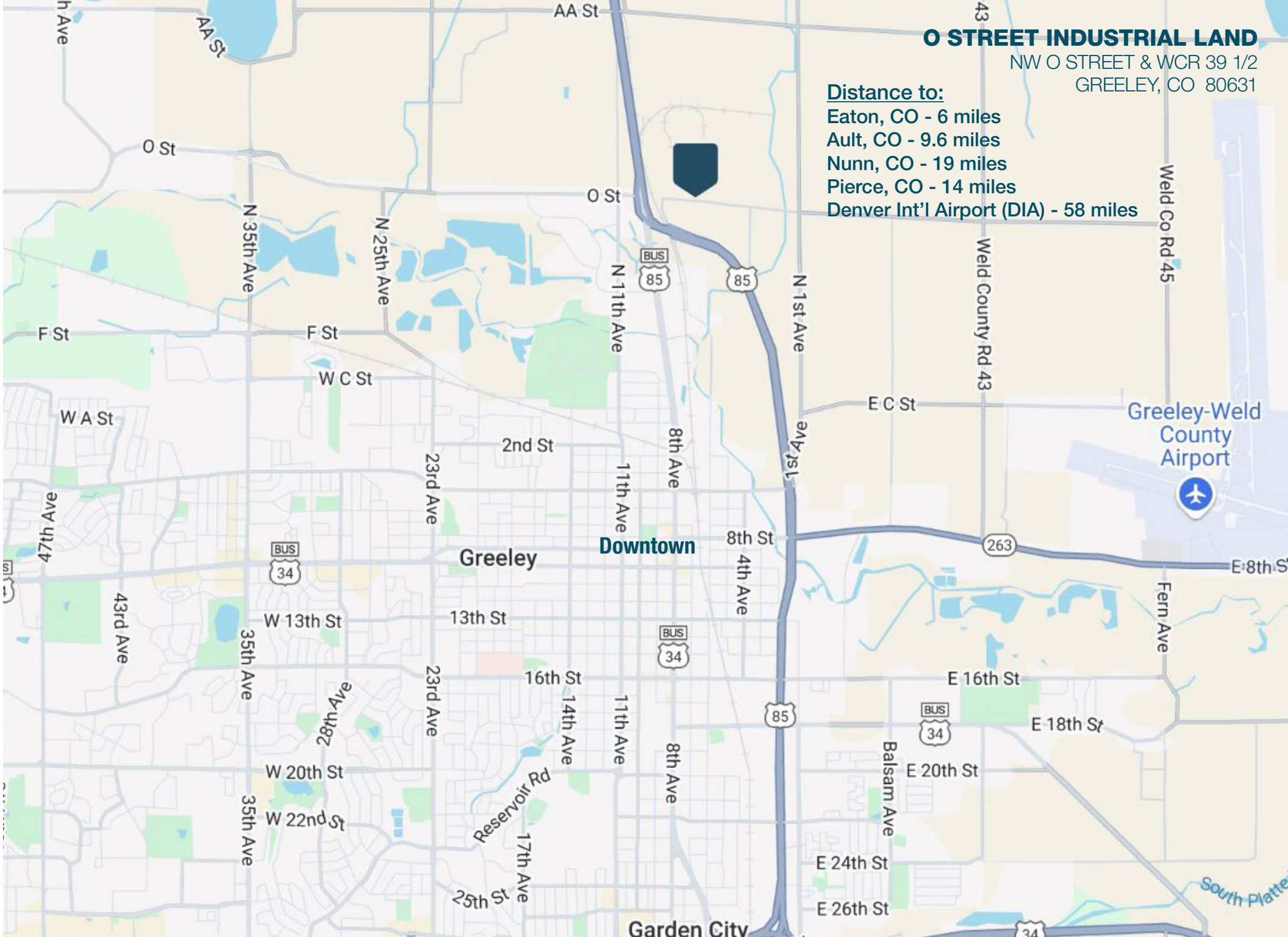
NW O STREET & WCR 39 1/2
GREELEY, CO 80631

O STREET INDUSTRIAL LAND

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GREELEY, CO 80631

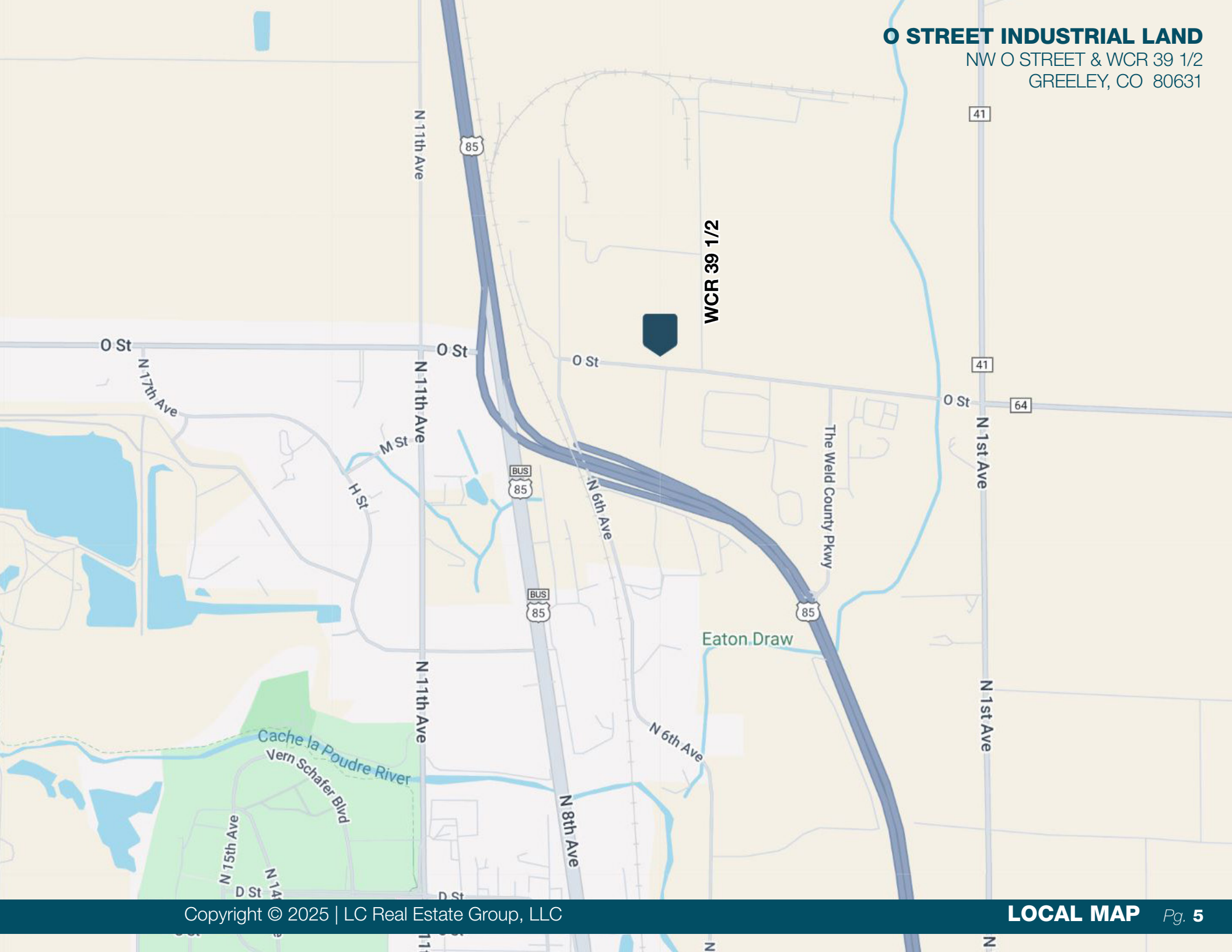
Distance to:

Eaton, CO - 6 miles
Ault, CO - 9.6 miles
Nunn, CO - 19 miles
Pierce, CO - 14 miles
Denver Int'l Airport (DIA) - 58 miles



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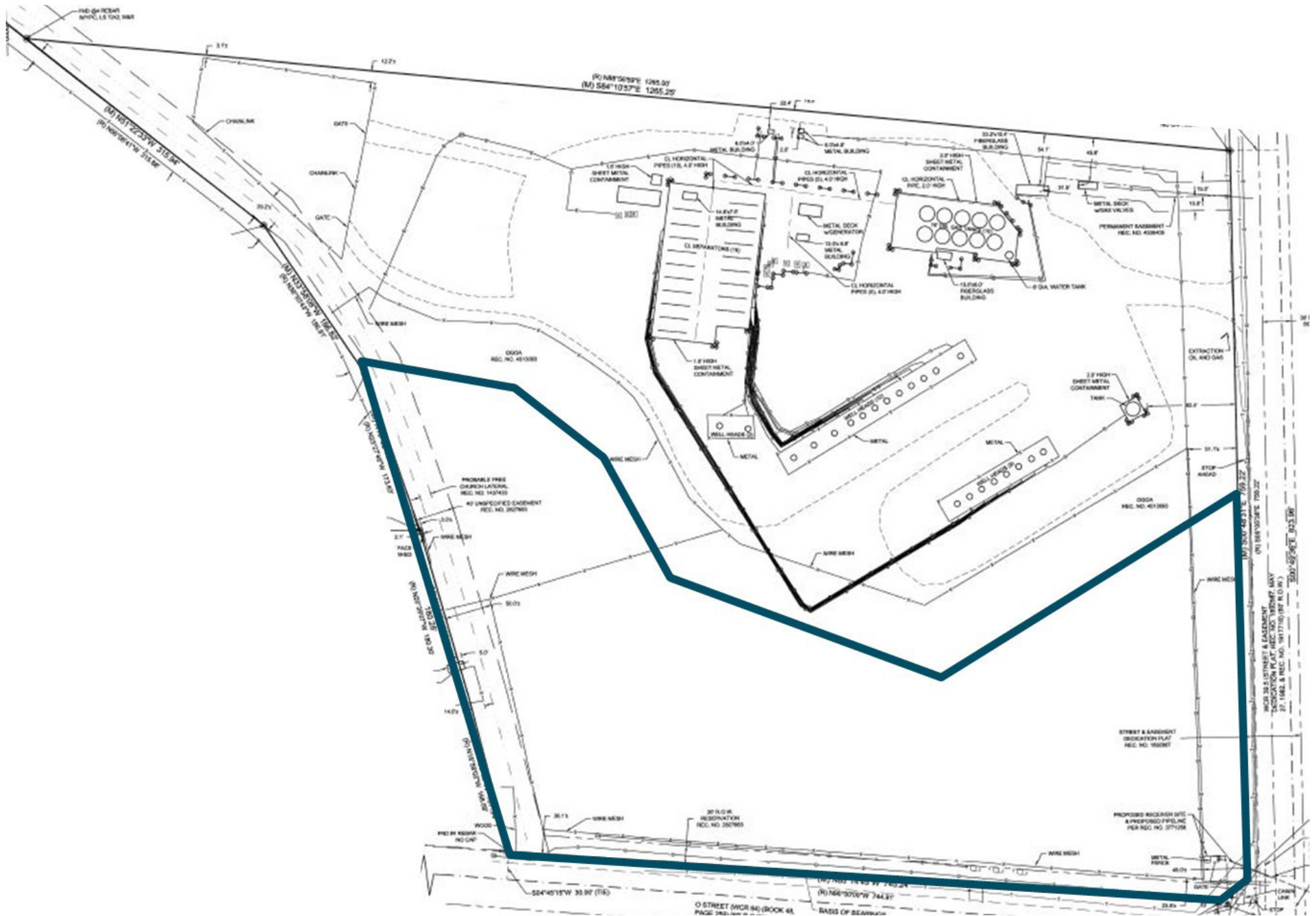
**+/- 9.44 Acres
Available Separately
(\$125,000)**

**+/- 7.44 Acres
Heavy Industrial Land (I-3)**

W.C.R. 39 1/2

O STREET

GREELEY, CO 80631



O STREET INDUSTRIAL LAND

NW O STREET & WCR 39 1/2

GREELEY, CO 80631



8308 COLORADO BLVD
SUITE 200
FIRESTONE, CO 80504
303.833.1416
WWW.CIVILRESOURCES.COM

O STREET HOLDINGS LLC
12460 1ST STREET
EASTLAKE, CO 80644-0247

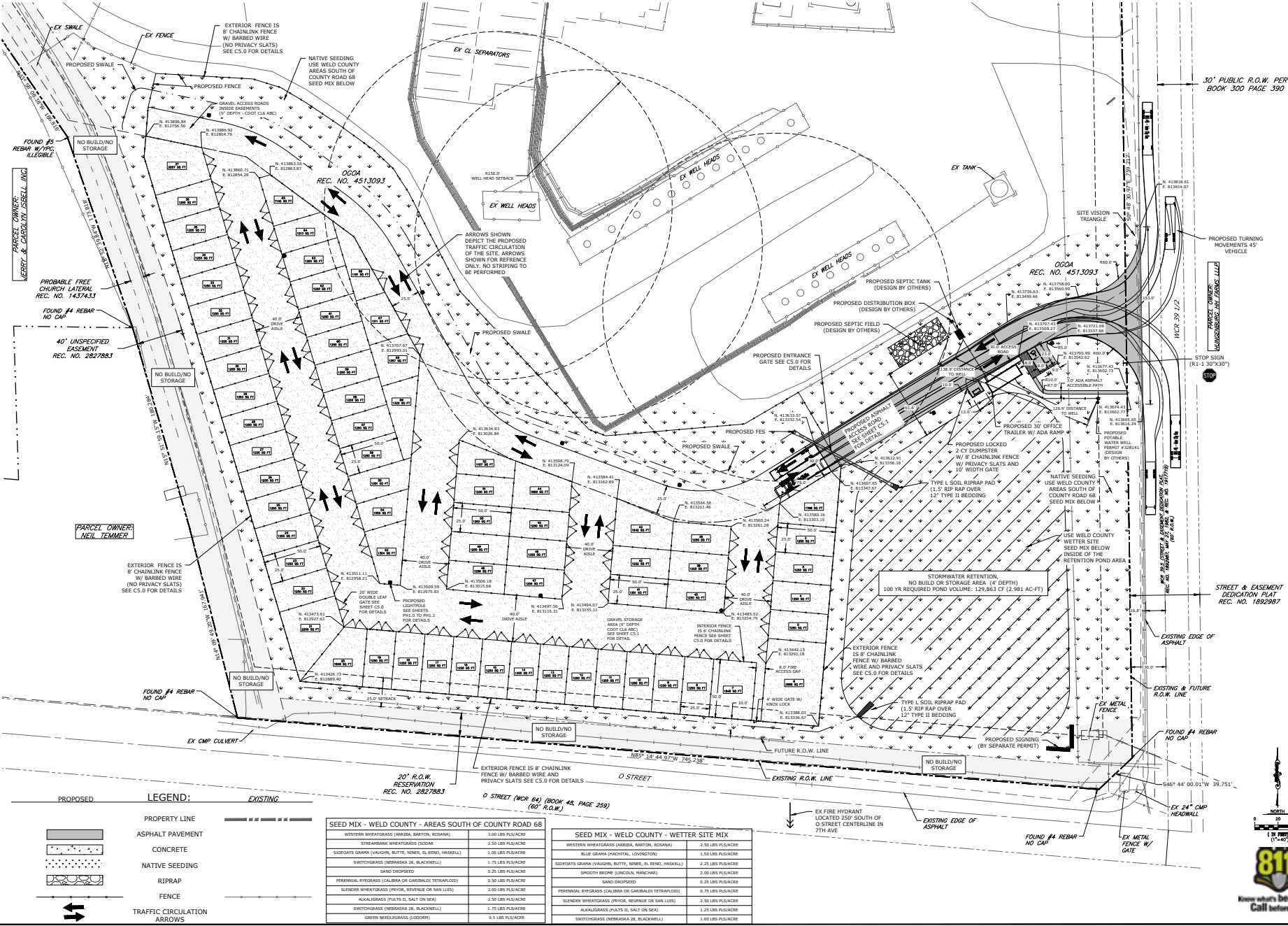
O-STREET CONTRACTOR STORAGE
O STREET & COUNTY ROAD 39 1/2
WELD COUNTY, COLORADO
CONSTRUCTION PLANS
SITE PLAN REVIEW NO. SPR22-0007

REVISIONS		
NO.	DESCRIPTION	DATE
1	SECOND SUBMITTAL	08/01/22
2	THIRD SUBMITTAL	10/12/22

DESIGNED BY: CMB DATE: 6/7/2022
DRAWN BY: CMB SCALE:
CHECKED BY: JAB
JOB NO.: 23100167
DWG NAME: 266.001.05.DSP

OVERALL SITE &
LANDSCAPING
PLAN

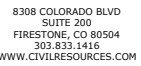
SHEET:
C2.1



SEED MIX - WELD COUNTY - AREAS SOUTH OF COUNTY ROAD 68	
WESTERN WHEATGRASS (ARIZONA, BARTON, ROGANS)	3.50 LBS PER SACK
STREMBANK WHEATGRASS (DOGAR)	2.50 LBS PER SACK
SIDEWAYS GRAMA (VAUGHN, BUTTE, NEMER, EL RENO, HASELL)	1.00 LBS PER SACK
SWITCHGRASS (NEBRASKA 28, BLACKWELL)	1.75 LBS PER SACK
SAND CROPPED	0.25 LBS PER SACK
PERENNIAL RYEGRASS (CALIFORNIA OR CARABALLO TETRAPOD)	0.50 LBS PER SACK
SILVERN WHEATGRASS (PRYOR, REVENUE OR SAN LUIS)	2.50 LBS PER SACK
ALKALIGRASS (PULTS IL, SALT ON SEA)	2.50 LBS PER SACK
SWITCHGRASS (NEBRASKA 28, BLACKWELL)	1.75 LBS PER SACK
GREEN NEEDLEGRASS (LUDOVIC)	0.5 LBS PER SACK

SEED MIX - WELD COUNTY - WETTER SITE MIX	
WESTERN WHEATGRASS (ARIZONA, BARTON, ROGANS)	2.50 LBS PER SACK
BLUE GRAMA (HACHTAL, LOVINGTON)	1.50 LBS PER SACK
SIDEWAYS GRAMA (VAUGHN, BUTTE, NEMER, EL RENO, HASELL)	2.25 LBS PER SACK
SMOOTH BROME (LINCOLN, HANCHER)	2.00 LBS PER SACK
SAND CROPPED	0.25 LBS PER SACK
PERENNIAL RYEGRASS (CALIFORNIA OR CARABALLO TETRAPOD)	0.75 LBS PER SACK
SILVERN WHEATGRASS (PRYOR, REVENUE OR SAN LUIS)	2.50 LBS PER SACK
ALKALIGRASS (PULTS IL, SALT ON SEA)	1.75 LBS PER SACK
SWITCHGRASS (NEBRASKA 28, BLACKWELL)	1.00 LBS PER SACK

GREELEY, CO 80631



O STREET HOLDINGS LLC
12460 1ST STREET
EASTLAKE, CO 80614-0247

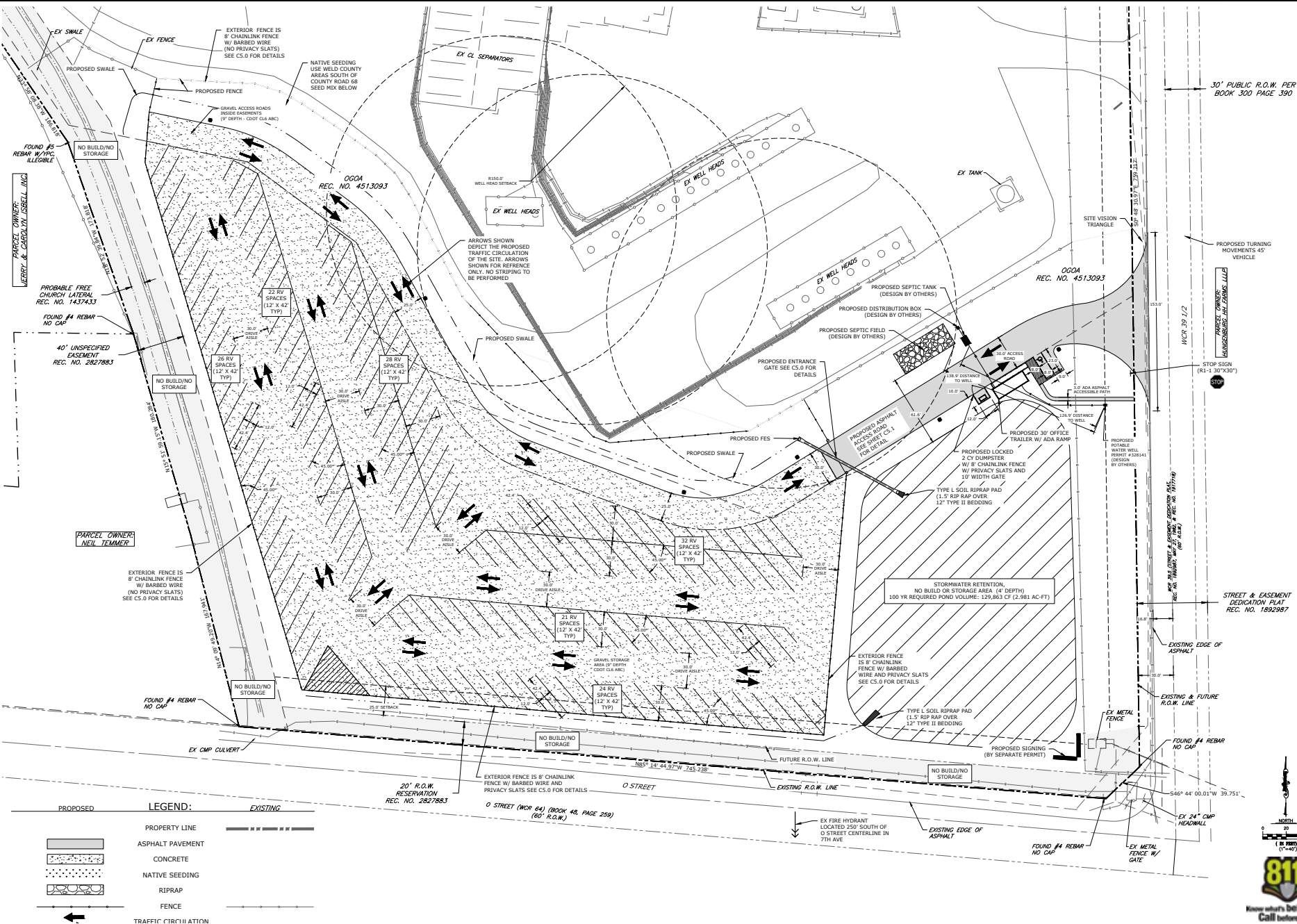
O-STREET RV STORAGE CONCEPT
O STREET & COUNTY ROAD 39 1/2
WELD COUNTY, COLORADO

DESIGNED BY: <u>CMH</u>	DATE: <u>1/13/24</u>
DRAWN BY: <u>CMH</u>	SCALE: _____
CHECKED BY: <u>JAB</u>	_____
JOB NO.: <u>23100107</u>	
DWG NAME: <u>266.001.05 OSP - RV</u>	

SITE PLAN

SHEET:

1 OF 1





LAND OVERVIEW

Acres	7.44
Governing Jurisdiction	Weld County
Zoning	I-3 Heavy Industrial Zone District (Z-356)
Entitlements	Site Plan Review approval for storage yards
Uses Allowed By Site Plan Review	Asphalt and/or concrete batch plants, breweries, distilleries, and wineries, car washes and gas stations, commercial truck washout facilities, contractor shops, distribution centers, transportation service facilities, indoor shooting range, landscaping companies, lumberyards, meat processing, offices, oil and gas storage facilities and support services, fertilizer production/composting facilities, outdoor storage, outdoor storage of public utility equipment, parking areas and parking structures, repair service, research laboratories, solar energy facilities, heavy industrial uses such as research, repairing, manufacturing, fabricating, assembling, and processing, and vehicle service/repair establishments.
Link to Weld County Zoning	
Flood Plain	Area of Minimal Flood Hazard (Zone X)
Water Rights	To Be Constructed Well (Permit #328141)
Mineral Rights	Excluded

UTILITIES

Water	Well Permit (Permit #328141)
Sanitary Sewer	Proposed Septic System (Sewer from City of Greeley w/ annexation)
Stormwater	Onsite Retention
Gas	Atmos Energy
Electricity	Xcel Energy

PROPERTY TAXES

County	Weld
Legal	PT SW4 29-6-65 LOT A REC EXEMPT RE-2984
Schedule/Account Number	R0565901
Parcel Number	080329000018
Assessed Value Assessment Rate	\$83,610 27.9%
Mill Levy (Tax Rate) % Property Value	82.9440 2.31%
Current Year Taxes	\$852.87 2024 Taxes Payable 2025 (Prorated Acreage)







GREELEY, CO
“GARDEN CITY OF THE WEST” & “CITY OF CHURCHES”

- Weld County’s most populous municipality with growth in several diverse industries
- 60 miles North of Denver, 1 hour from DIA, and 35 minutes from Fort Collins-Loveland, the City is easily accessed from all Northern Colorado and Denver Metro areas
- Home to both the University of Northern Colorado (UNC), and Aims Community College
- Greeley’s economy is based heavily in Agriculture, Food Processing, Energy, Health Care, and Education, seeing impressive rankings related to business and career opportunity
- Recently ranked No. 30 of the Fastest Growing Cities in the Nation (WalletHub - 2021), and No. 43 in the Best-Performing Cities Index (Milliken Institute - 2021)
- Greeley aims to promote growth and development with “creativity, critical thinking, and open communication”. (Greeley.gov - Economic Health and Housing)
- The City boasts many destinations and attractions including Downtown Greeley (a Colorado Certified Creative District), and Island Grove Regional Park (home of the Greeley Stampede)
- Greeley was ranked the No. 4 Best Place to Live in Colorado (Bankrate - 2021), No. 1 of the Best Cities for Pets (Rent.com - 2021), No. 6 in Jobs and Economy (WalletHub - 2020), and tied for No. 1 in Highest Regional Gross Domestic Product Growth (WalletHub - 2020)

Source: <https://greeleygov.com/government/cmo/rankings>

SITE DEMOGRAPHICS

Demographic	3-Mile	5-Mile	10-Mile	City	County
Population	34,305	97,272	170,249	116,186	328,981
Pop. % Annual Change (10 Year)	1.30%	0.93%	1.88%	2.71%	2.83%
Median Household Income	\$64,683	\$85,824	\$99,986	\$72,610	\$96,627
Households	12,007	34,465	60,559	41,346	128,619
Median Age	33.5	32.2	33.5	33.0	35.4
High School Education	76.9%	82.7%	86.2%	86.1%	90.1%
College Education	26.6%	35.2%	39.2%	39.5%	44.5%
Owner Occupied Housing	4,963	18,619	38,176	54.4%	70.8%
Non-Farm Payroll Total	21,883	42,474	64,083	52,046	111,344
Total Businesses	1,401	3,184	5,012	3,763	9,563

S O STREET INDUSTRIAL

1 Greeley Mall

6 Miles | 10 Minutes
Cinemark theater-anchored center with
65 stores and restaurants

2 University of Northern Colorado

3 Miles | 6 Minutes
Public university and graduate school

3 Highland Hills Golf Course

8 Miles | 15 Minutes
18-hole championship golf course

4 Union Colony Civic Center

2 Miles | 5 Minutes
Multipurpose performance venue
featuring a theatrical stage & concert hall

5 City of Evans Recreation Center

6 Miles | 9 Minutes
Public gymnasium and cardio/weight
room

6 UC Health Greeley Med Ctr & Hospital

11 Miles | 16 Minutes
Outpatient multi-specialty medical office
building and 50-bed, acute-care hospital

7 Greeley-Weld County Airport

5 Miles | 7 Minutes
Regional airport servicing all general and
business aviation users

8 Northern Colorado Medical Center

5 Miles | 11 Minutes
Medical center with excellence in burn
and trauma care and highly rated cancer
care program

9 Island Grove Regional Park

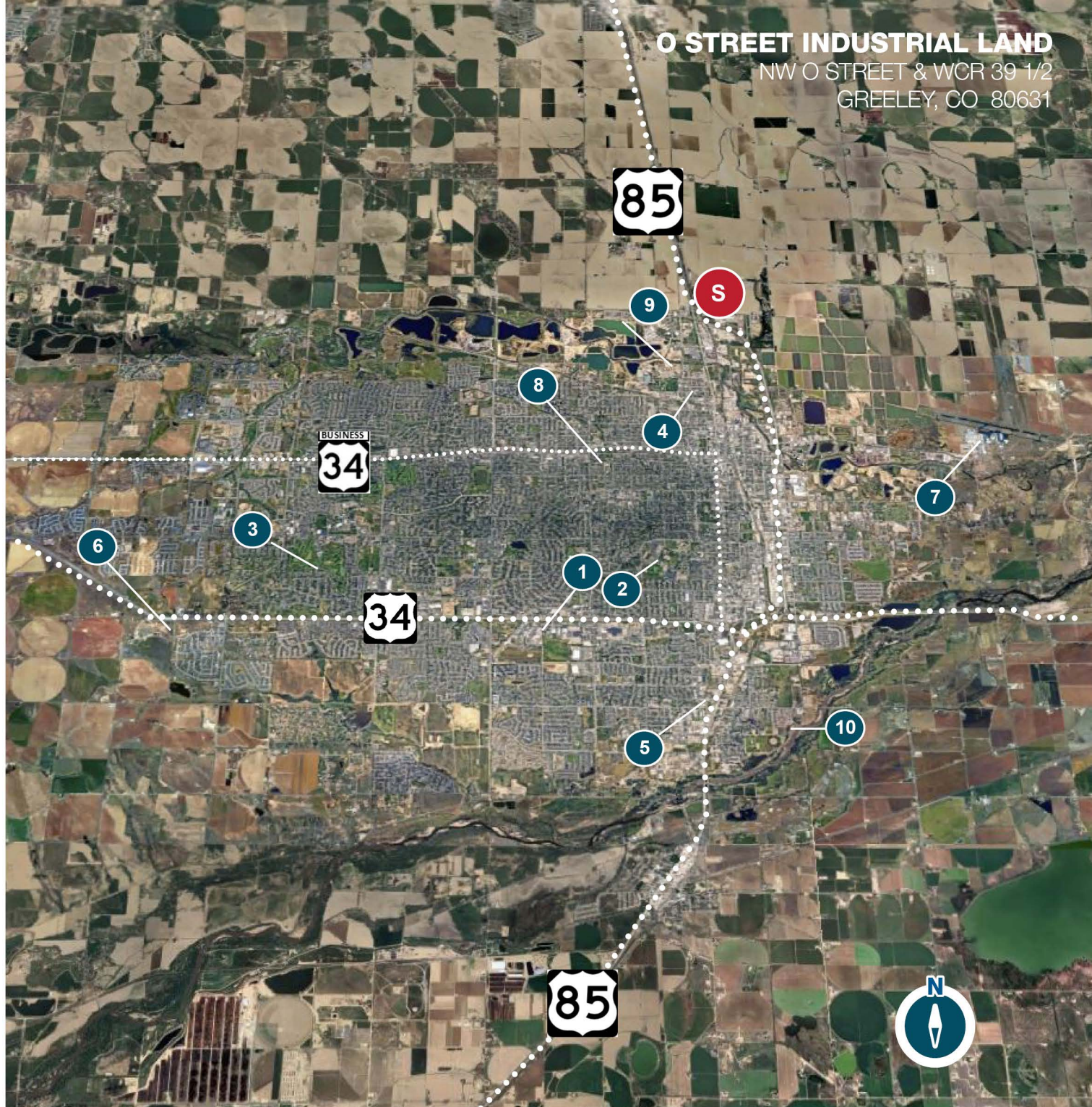
2 Miles | 5 Minutes
145 acre public park with multi-use
events complex and fairgrounds

10 Evans City Park

6 Miles | 10 Minutes
Park with picnic pavilion, barbeque's,
playground and basketball court

O STREET INDUSTRIAL LAND

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GREELEY, CO 80631



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Greeley, Colorado

Exclusively Marketed For Sale By:



LCRealEstateGroup.com

1712 Topaz Drive, Loveland, CO 80537



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Nathan Klein

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