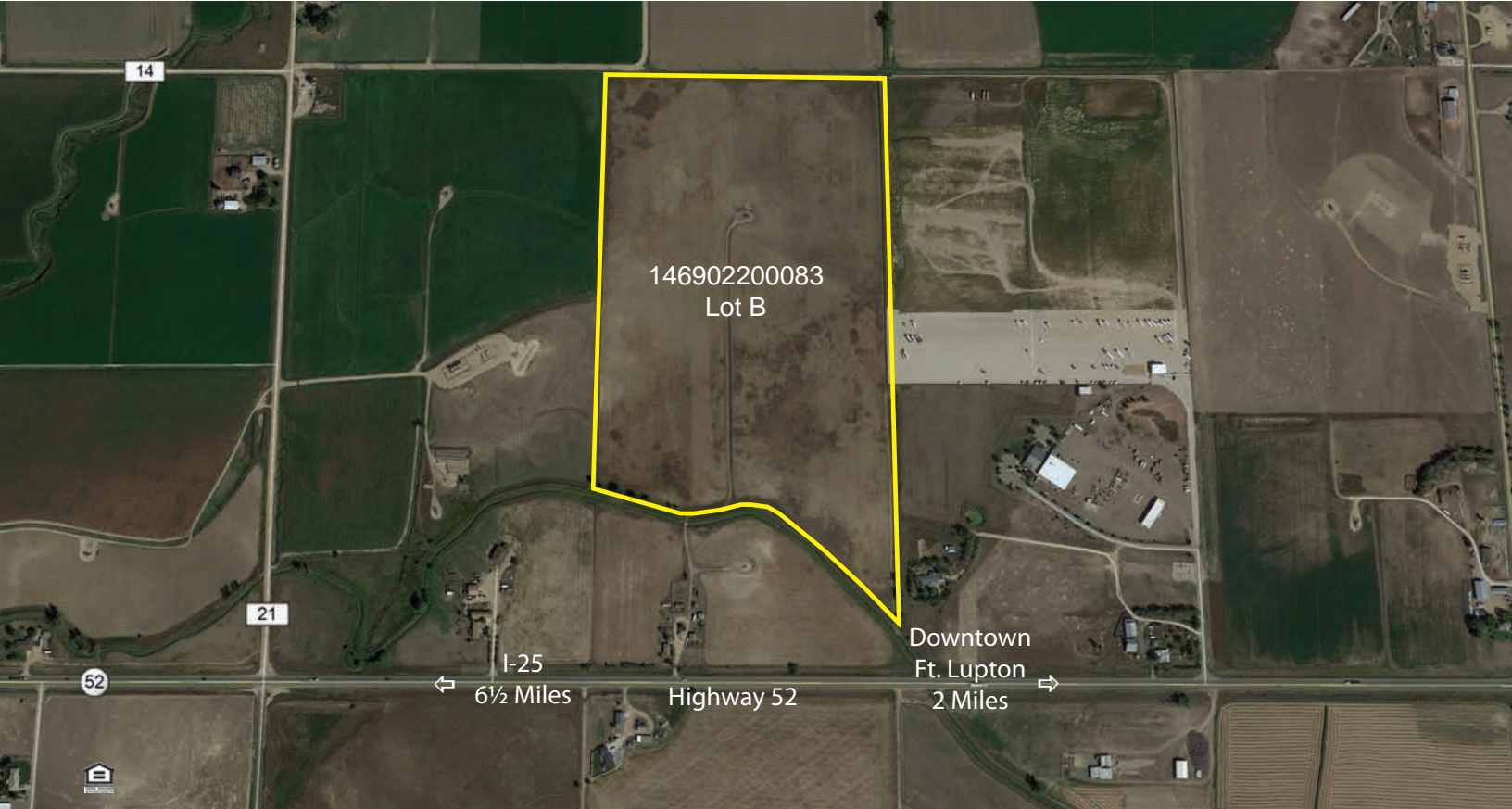


WELD COUNTY LAND FOR SALE

10321 Hwy. 52, Ft. Lupton, CO 80621



www.FullerRE.com



Land Size:	62.030± Acres
Zoning:	A - Weld County
Taxes:	\$146.20 (2020 due in 2021)
Parcel:	#146902200083
Sales Price:	\$1,550,750 or \$25,000/acre

Great site for single-family home development.

Located just two miles west of downtown Ft. Lupton. The parcel is adjacent to the Ft. Lupton city limits on the east.

DEMOGRAPHICS

	Trade Area*	3 Mile	5 Mile
Population:	42,164	8,377	24,159
Households		2,810	8,251
Median HH Income	\$72,088	\$64,883	\$71,241
Median Age		33.40	34.90

TRAFFIC

10,205 vpd at Hwy. 52 and CR-23

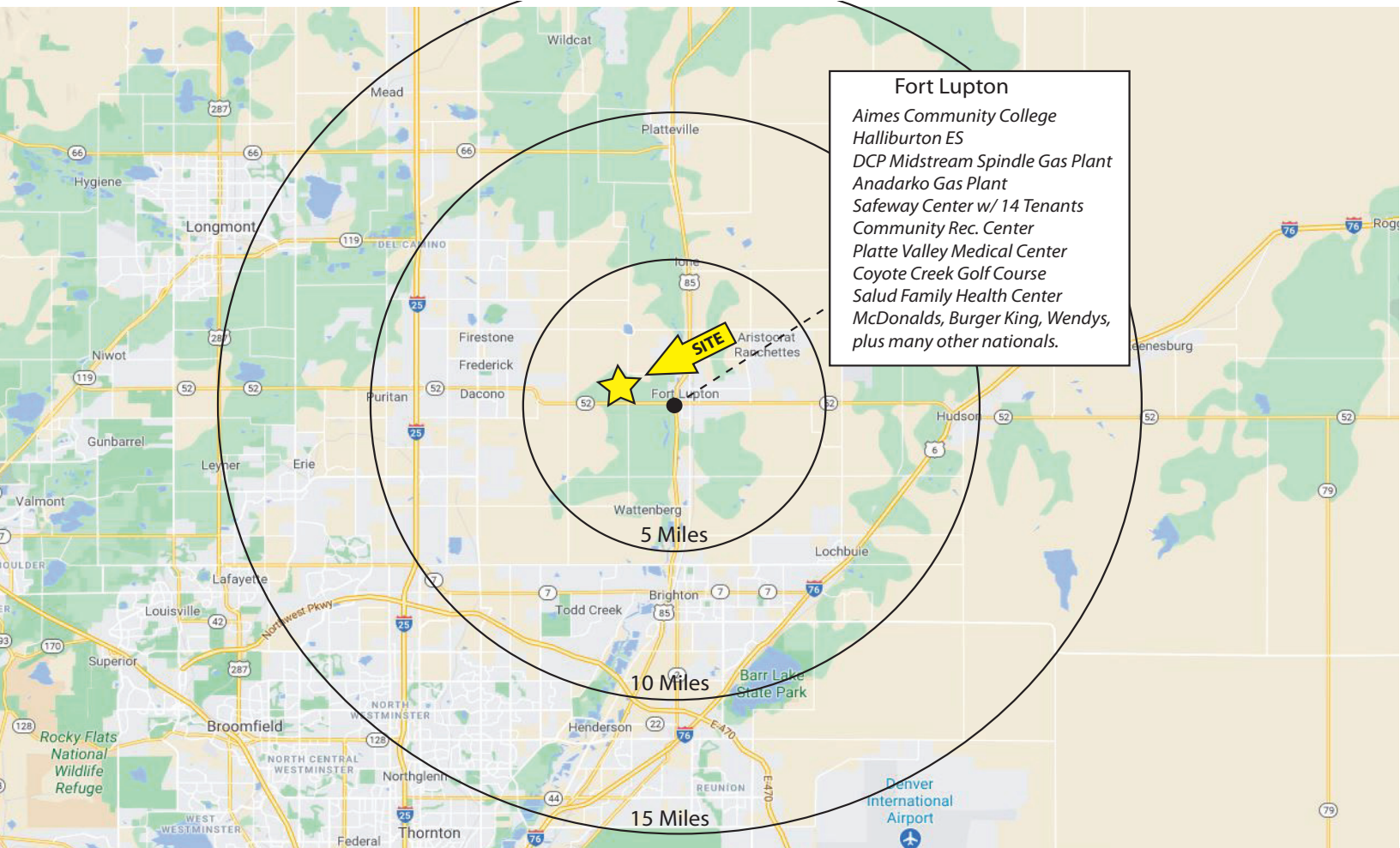
*Trade area is defined within a 15-minute drive at the posted speed limit.

Fuller Real Estate
5300 DTC Pkwy., #100
Greenwood Village, CO 80111
(303) 534-4822

[Click for Brokerage Disclosure](#)

Andrew Dodgen
(720) 287-5412 direct
(720) 670-0377 mobile
ADodgen@FullerRE.com

Bob Leino
(720) 287-55402 direct
(720) 339-8841 mobile
BLeino@FullerRE.com



Highways and Interstates

Fort Lupton is located only a short distance from the Denver metro area at the historical site of the earliest fort in northern Colorado. The City is only 25 miles from Denver and Greeley and 10 miles from interstate highways, I-25 and I-76. Fort Lupton is also served by US 85, a major north/south arterial and Highway 52, an east/west regional State Highway.

Airports

Fort Lupton is only a short distance from Denver International Airport (DIA), the 10th busiest airport in the world and 5th busiest in the United States. 11 smaller airports are located within 50 miles of Fort Lupton.

Colleges and Universities

Aims Community College is located in the city. The University of Colorado at Boulder is located west on Hwy 52. The University of Northern Colorado in Greeley and Colorado State University in Fort Collins are all within an easy commuting distance of Fort Lupton.

Hospitals/Medical Centers

Salud Family Health Center and the Platte Valley Medical Center are located in Fort Lupton. Additional medical facilities are located in nearby Brighton, Westminster and Thornton.

Recreation

Coyote Creek Golf Course is a beautiful, 18-hole municipal course located on the east side of town and adjacent to Vincent Village. The Fort Lupton Community and Recreational Center is a state-of-the-art building offering a wide variety of activities is only a short 2-block walk. There are 12 parks in and around Fort Lupton that provide miles of hiking trails and sports fields.