

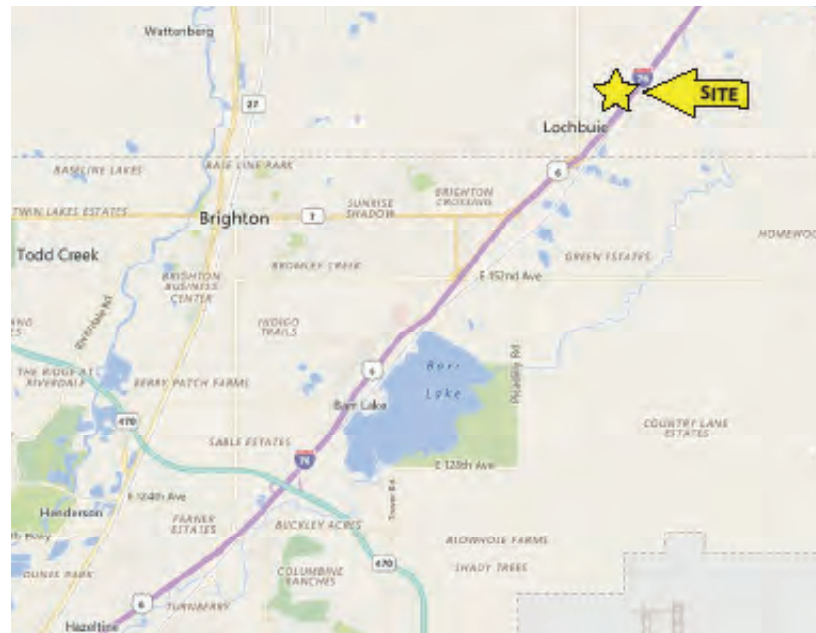
43 ACRES of WELD COUNTY LAND

1338 WCR 39, Brighton, CO 80603



PROPERTY HIGHLIGHTS

- Great visibility from I-76
- 43± acres with farm house rental in place on an annual lease.
- Frontage road access from Lochbuie exit
- 25 minutes to Downtown Denver
- Located within Weld County Enterprise Zone
- Zoning: A-1 (Potential Light Industrial & Commercial)
- Water/Sewer - Well/Septic
- Price: Contact Broker for further information



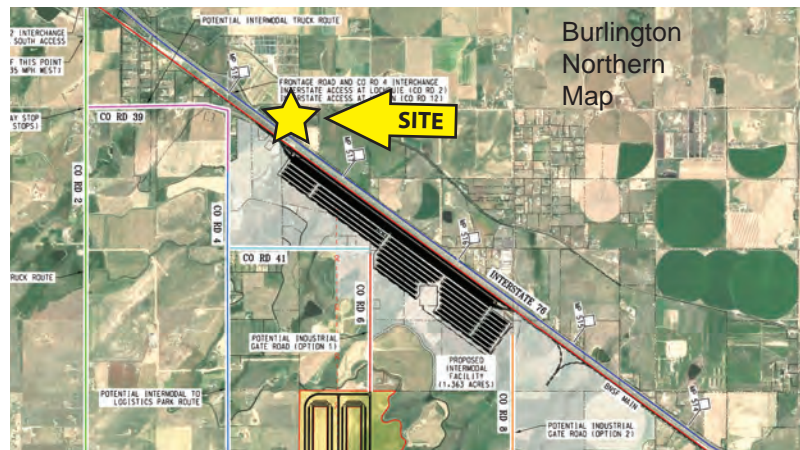
Fuller Real Estate
(303) 534-4822

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Brokerage
Disclosure](#)

Mark Fouts
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Boundary lines provided as a visual reference and may not be accurate. Consult broker for complete legal description.



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	121	10,121	28,010
Households	40	3,333	9,180
Median HH Income	\$70,499	\$78,642	\$92,567
Median Age	36.40	36.90	35.70
Traffic	17,567 vpd - I-76 at Co. Rd. 39		