## 43 ACRES of WELD COUNTY LAND

1338 WCR 39, Brighton, CO 80603



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## **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

Click for Brokerage Disclosure Mark Fouts (720) 306-6028 direct (303) 898-4700 mobile MFouts@FullerRE.com

## LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS



5300 DTC Pkwy, #100 | Greenwood Village | CO | 80111 | FAX: 303-534-9021







DEMOGRAPHICS		1 Mile	3 Miles	5 Miles
	Population	121	10,121	28,010
(命)	Households	40	3,333	9,180
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(\$)	Median HH Income	\$70,499	\$78,642	\$92,567
(疊)	Median Age	36.40	36.90	35.70
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	Traffic	17,567 vpd - I-76 at Co. Rd. 39		
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The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.