

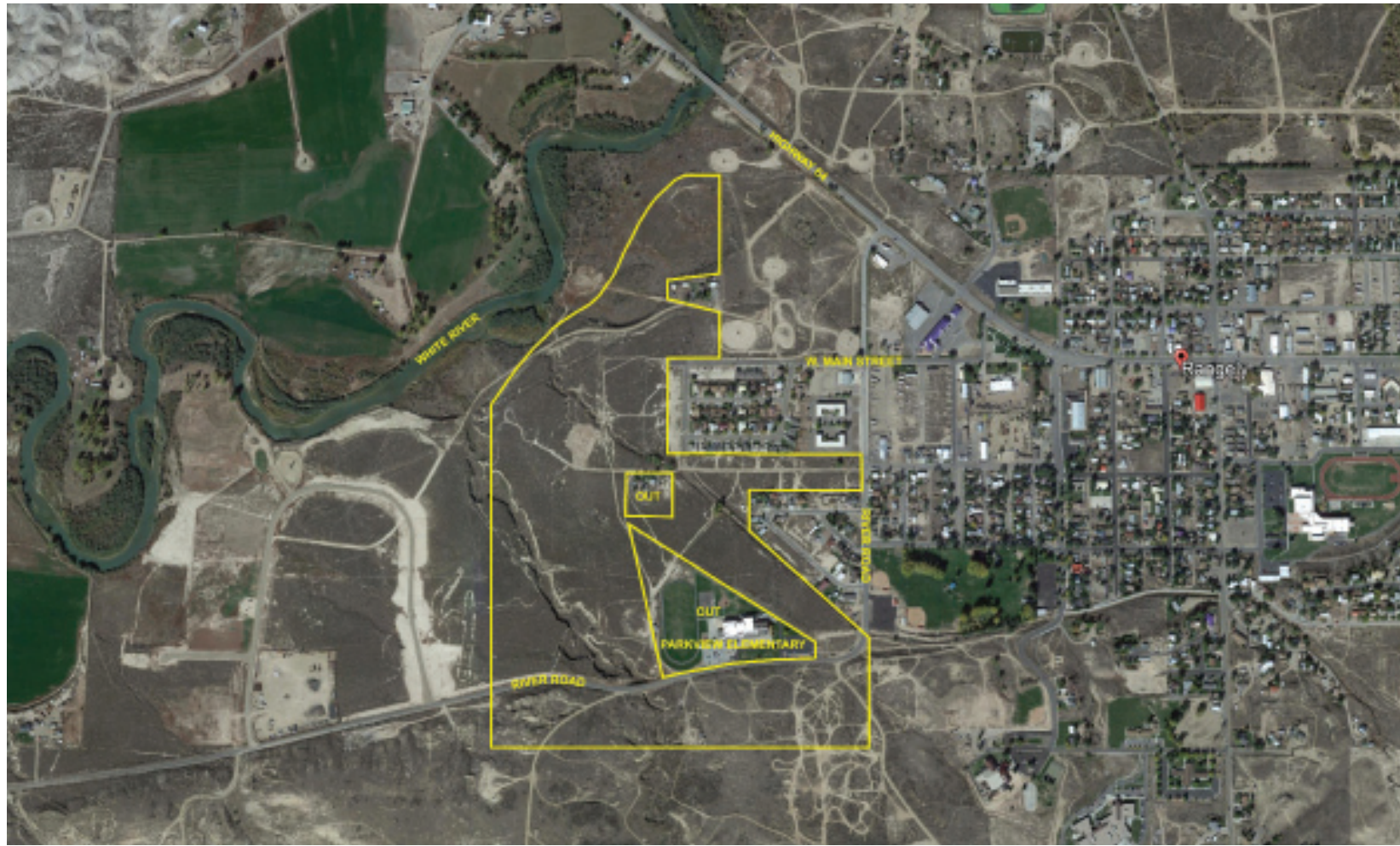
LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

# Rangely, CO Land For Sale

166± Acre Development Site, Rangely, CO 81648



www.FullerRE.com



Boundary map provided as a visual representation and may not be accurate. Consult broker for legal description.

## PROPERTY INFORMATION:

Total SF:	165.99± Acres
Taxes:	\$3,431.02 (2022)
Zoning:	Country (Rangely)

**For Sale: \$332,000**

\$2,000/acre

New Survey Available

Approximate 166-acre development site on the west side of Rangely, Colorado. Bifurcated by River Road, this development site offers access to both CR-2 (River Rd.) and State Highway 64/Mainstreet. This land site completely envelopes Parkview Elementary School. Permitted uses include single family residential detached, site-built modular, manufactured home, farm/ranch.

The Town of Rangely will consider a potential rezoning of this site.

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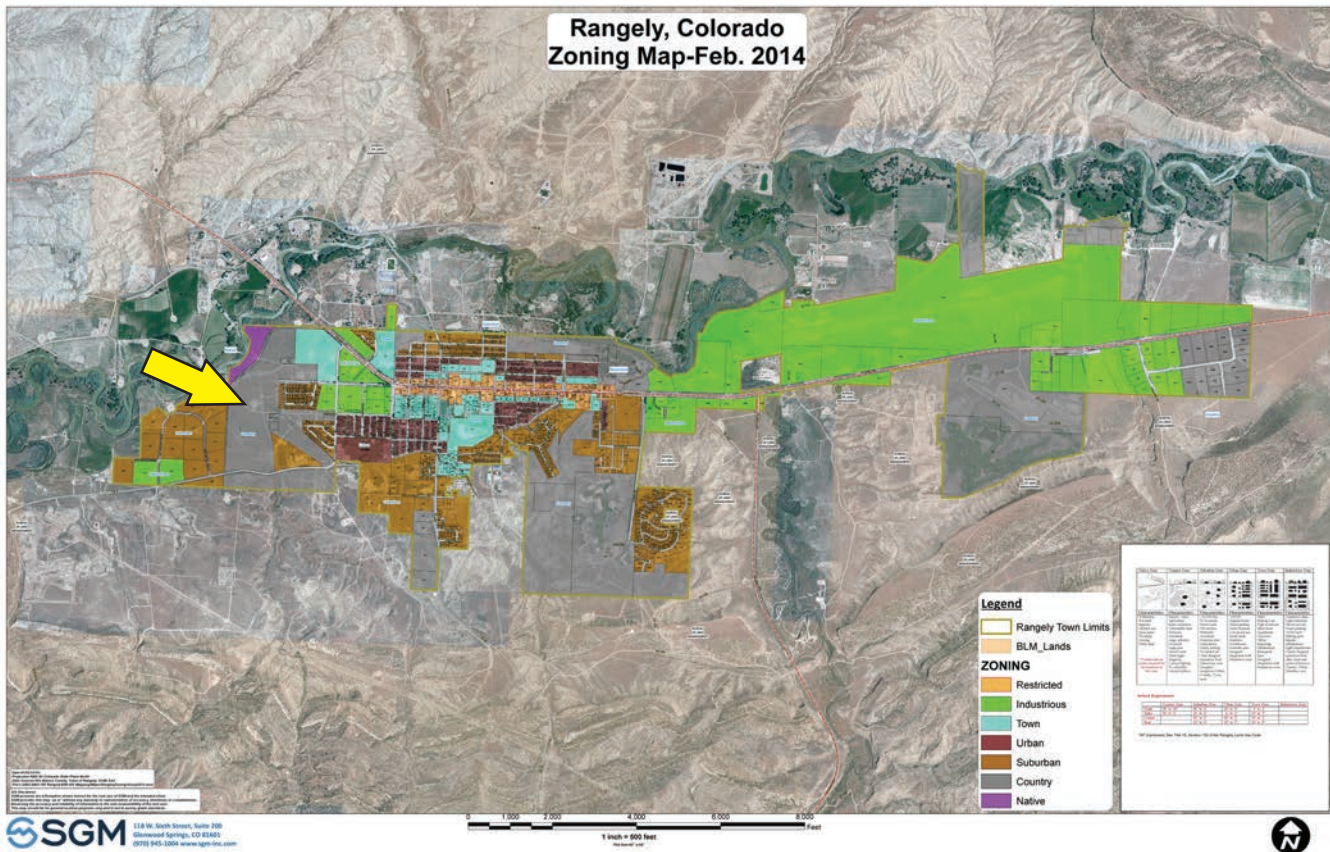
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**Jason Russ**  
(720) 974-2794 direct  
(609) 240-6549 mobile  
JRuss@FullerRE.com

**Mike Haley**  
(720) 287-5408 direct  
(720) 309-3413 mobile  
MHaley@FullerRE.com

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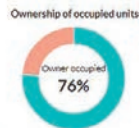
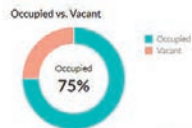




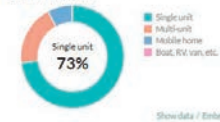
## Rangely Demographics

### Units & Occupancy

**1,184**  
Number of housing units  
Rio Blanco County: 3,345  
Colorado: 2,361,372



### Types of structure



### Year moved in, by percentage of population



### Value

**\$162,400**  
Median value of owner-occupied housing units

about three-quarters of the amount in Rio Blanco County: \$218,500  
about two-fifths of the amount in Colorado: \$369,900

### Value of owner-occupied housing units



### Income

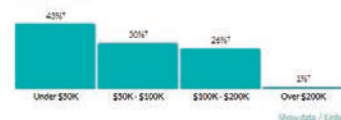
**\$28,491**  
Per capita income

about the same as the amount in Rio Blanco County: \$28,287  
about three-quarters of the amount in Colorado: \$39,545

**\$54,954**  
Median household income

about the same as the amount in Rio Blanco County: \$54,247  
about three-quarters of the amount in Colorado: \$75,231

### Household Income

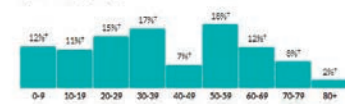


### Age

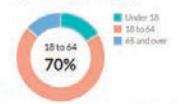
**35.9**  
Median age

a little less than the figure in Rio Blanco County: 37.6  
a little less than the figure in Colorado: 36.9

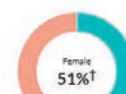
### Population by age range



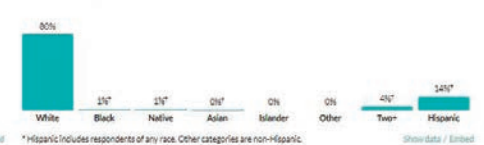
### Population by age category



### Sex



### Race & Ethnicity



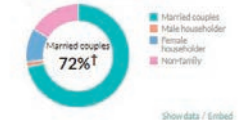
### Households

**888**  
Number of households  
Rio Blanco County: 2,513  
Colorado: 2,137,402

**2.3 ±0.1 (2,045 ±238)**  
Persons per household

a little less than the figure in Rio Blanco County: 2.4 ±0.03 (±0.2 / ±12%)  
about 90 percent of the figure in Colorado: 2.6 ±0.03 (±0.1 / ±12%)

### Population by household type



Source: www.censusreporter.org