



A Safeway-anchored retail center having 16 tenants plus a Grease Monkey, Ace Hardware and a Safeway gas station is across the street from the subject lots. The Fort Lupton Community and Recreational Center, Salud Family Health Center, is just a block west of the Safeway Center. The Bank of Colorado and O'Reilly Auto Parts is across the street. Drive times to Fort Lupton are as follows:



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.

VINCENT VILLAGE COMMERCIAL SITES

3 COMMERCIAL SHOVEL-READY SITES VINCENT VILLAGE NEC SH-52 & ROLLIE AVE., FORT LUPTON, COLORADO 80621



This offering consists of three remaining curbed-in pad sites ranging from .43 acres to 1.64 acres. The lots are zoned C-1 neighborhood commercial, entitled, and ready for construction. Vincent Village is in a Colorado Enterprise Zone allowing businesses that are eligible to obtain income tax credits.

Fort Lupton is strategically located at the intersection of U.S. 85 and SH 52, providing easy access to the entire front range, major commercial hubs and Denver International Airport. SH 52 is designated as a major non-rural arterial that spans east/west from Boulder to I-76. Fort Lupton serves as a sub-regional hub with SH-52 providing access to eight nearby communities.

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CURRENT AVAILABILITY

LOT #	ACREAGE	LOT SIZE (sf)	PRICE/SF	TOTAL PRICE
1 *	0.544	23,702	\$ 13.50	\$319,900
2 *	0.437	19,044	\$ 12.50	\$238,000
9 **	1.637	71,338	\$ 9.75	\$695,500

* **Lots 1 & 2** may be combined for a total of 42,749 SF and purchased together for a total Purchase Price of \$500,000 (\$11.70/SF).

** **Lot 9** The easterly 75' of the lot is encumbered by utility easements; therefore, no structures can be built in that portion of the lot. However, the area can be paved and utilized for parking, and it can be landscaped. This lot faces the golf course and lake.

Looking for a Bank, Credit Union, Day Care, Inn (40-60 rooms), casual sit-down Restaurant (< 8,000 sf), drive through Fast Food Restaurant, Retail – Small (< 10k sf), Medical Service (< 15k sf), Vehicle Repair Shop (4 Bays Or Less / by Special Use Permit)

Link to The City of Fort Lupton Development Code, Section 4.02 Allowed Uses***
<https://www.fortluptonco.gov/DocumentCenter/View/11822/Article-4---Zoning-Districts-and-Uses>

*** **Note:** Some uses are further restricted the by recorded Covenants, Conditions, Restrictions, Reservations & Easements (CCRs). Please contact Brokers for a copy of the complete CCRs.

WILL CONSIDER A GROUND LEASE OR A BUILD TO SUIT AND LEASE BACK.

DEMOGRAPHICS

	5 Miles	Trade Area*
Population:	17,024	122,590
Ave. Household Income:	\$85,509	\$76,811
Ave. Household Size:	3.6	
Housing Occupied:	4,986	
Median Age:	34.8	
Daytime Employment:	5,163	
Travel Time to Work:		
30 Minutes of Less	49.25%	
30-60 Minutes	39.02%	
60+ Minutes	13.73%	

*Primary trade area defined as within a 20 minute drive at the posted speed limits.

Source: PUAG Planners 2021

FORT LUPTON COMMUNITY PROFILE

Highways and Interstates

Fort Lupton is located only a short distance from the Denver metro area. 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 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 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.