

Lochbuie Development Land

SEC WCR 37 and WCR 8, Lochbuie, Colorado 80603

Looking East

Aerial Photography by: www.AerialDroneClick.com

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PROPERTY OVERVIEW

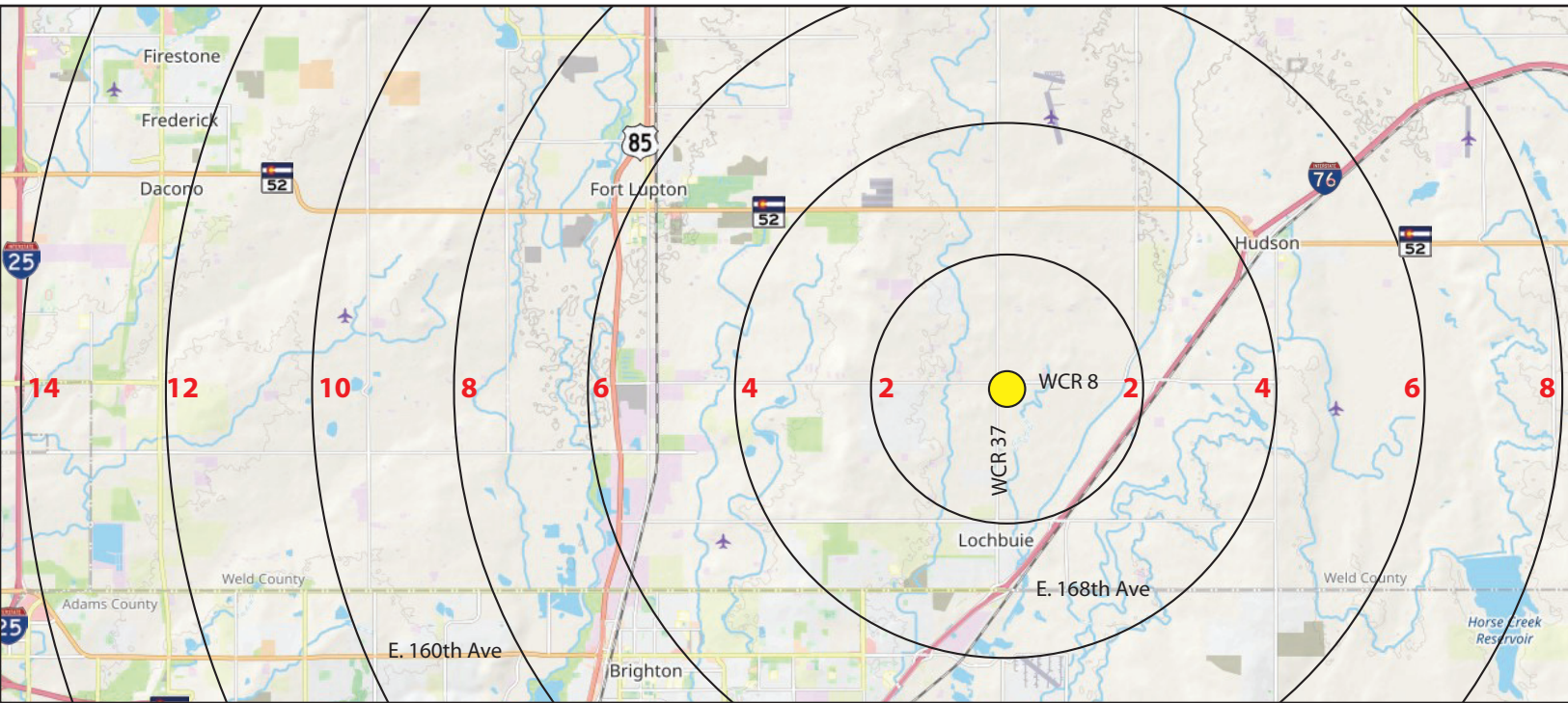
Land:	73.06± Acres
Zoning:	Ag
Permitted Uses:	Single Family Residential
Access:	Easy access to Denver via I-76
Frontage:	Generous frontage along both WCR 37 and WCR 8.

Contact Brokers For Pricing

PROPERTY SUMMARY

This property is located approx. three (3) miles north of the I-76 - Lochbuie exit. (Exit 25) Take Weld County Rd. 37 north from Lochbuie approx. 3 miles to WCR 8. Located within the Annexation Boundary for the Town of Lochbuie and the surrounding parcels are situated to support the Town's real estate and economic development goals. The Subject Property provides approximately one-half mile frontage to WCR 8 and over 73 acres for Single Family Residential Development.

Burlington Northern Santa Fe Railway (BNSF) has acquired about 2,700 acres of land (to be annexed to Lochbuie) for two major developments east of the Subject Property across I-76. The planned BNSF Intermodal Facility and Logistics Park is anticipated to generate as many as 20,000 jobs.



[Link to Weld County Zoning Department](#)



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	476	8,286	30,867
Households	146	2,647	9,813
Median HH Income	\$97,177	\$86,961	\$102,504

Source: CoStar 2025 for 17747 CR 8, approx 1/2 mile from the subject property

Looking South Towards Lochbuie

