

We are **Evans!**

Established 1869

Development-Ready Commercial Site at the Intersection of US34 and US85

Community and Economic Development
Evans, Colorado • 80620 • 970-475-1112

Highly visible commercial site owned by the City of Evans at the crossroads of US34 and US85. Near existing big box stores, restaurants and the University of Northern Colorado.

- Listed price: \$1,073,319 (\$2.74/Sq ft)
- 8.998 Acres; Zoned C-3, High Intensity Commercial
- High traffic counts - 39,680 vehicles per day on US34 , 18,208 on 11th Ave and 28,426 on US85
- More than 100,000 within a 15-minute drive with high regional population predicted for the next 5 years
- Located within the Evans Enterprise Zone
- Economic incentives available



Sheryl Trent, Community and Economic Development Manager • 1100 37th Street, Evans, CO 80620-2036
strent@ci.evans.co.us • P 970-475-1112 • F 970-330-3472 • M 970-208-6633 • www.cityofevans.org



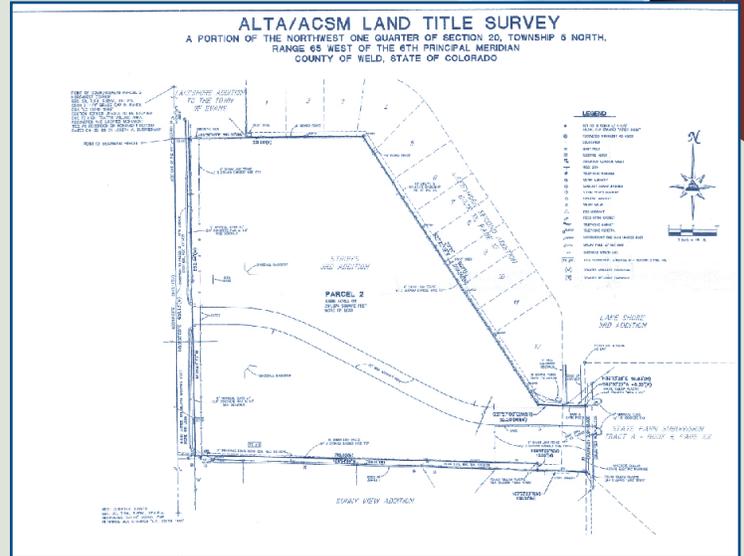
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2900 11th Avenue :: Evans, Colorado

Driving Distance	Miles	Population
Greeley	Adjacent	90,306
Windsor	15	17,310
Loveland	20	64,429
Brighton	30	30,723
Fort Collins	32	133,899
Longmont	41	84,995
Denver International Airport	48	--
Broomfield	44	53,691
Denver (Downtown)	50	588,349
Rocky Mountain National Park	52	--
Cheyenne, WY	55	55,641
Boulder	65	93,552

Source: US Census Bureau, Google Maps



This is a conceptual drawing for the realignment of the existing access road through 2900 11th Avenue. In the plans, 29th Street Road, which currently serves as access to the Tri Pointe Business Center property to the east, will be closed and abandoned and 30th Street (shown here to the south of 2900 11th Avenue) will serve as Tri Pointe's new access road.



For more information please contact:

James Vetting, CCIM or **Ron Randel, CCIM**

Wheeler Management Group, Inc.

1130 38th Avenue, Suite B ~ Greeley, CO 80634
 970-352-5860 - Greeley 970-223-7884 - Ft. Collins

303-892-1518 - Denver 970-352-0117 - Fax

jvetting@wheelermgt.com

ron@wheelermgt.com

