

TRADE AREA DEMOGRAPHICS

TRAFFIC COUNTS

	3 Min	5 Min	7 Min
Population	5,831	15,313	25,538
Average HH Income	\$131,634	\$131,115	\$130,709
Businesses	82	380	937
Employees	1,214	2,977	6,765

Source: Applied Geographic Solutions, 2025 Estimates



FOR MORE INFORMATION, PLEASE CONTACT



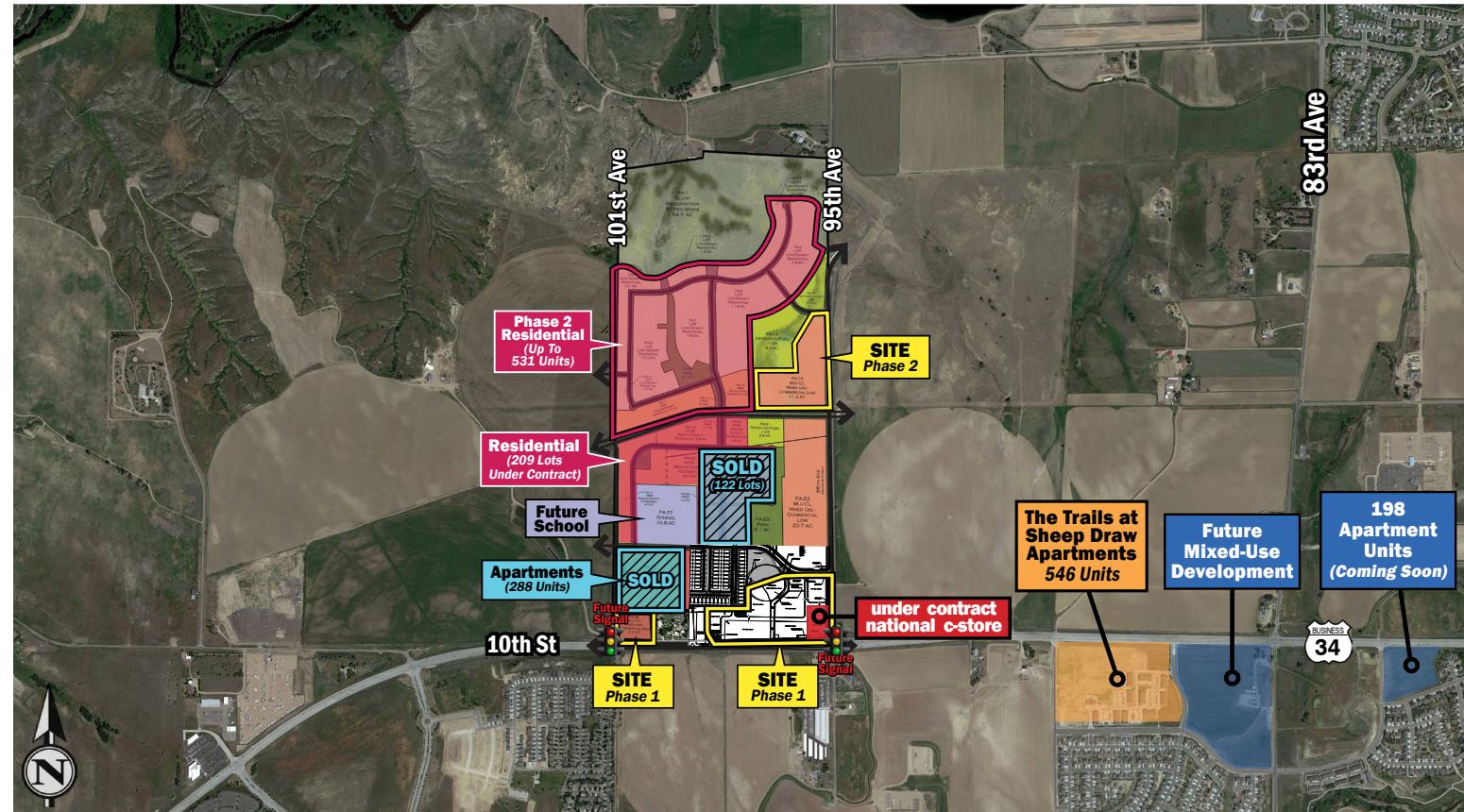
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BROKER DISCLOSURE

AVAILABLE LAND FOR SALE OR LEASE

LAKE BLUFF

NWQ 95TH AVENUE & HIGHWAY 34 - GREELEY, CO



- New mixed use development located along West 10th St between 95th Ave and 101st Ave. Both intersections will have traffic signals with design already completed and permits in hand.
- Approximately 17.0 acres of commercial property available as superpads. Delivery conditions are negotiable.
- Approximately 11 acres of commercial in Phase 2.
- When complete this development will have a total of 646-1,150 residential units which will be a mix of single family, multi-family and townhomes.

DEVELOPED BY



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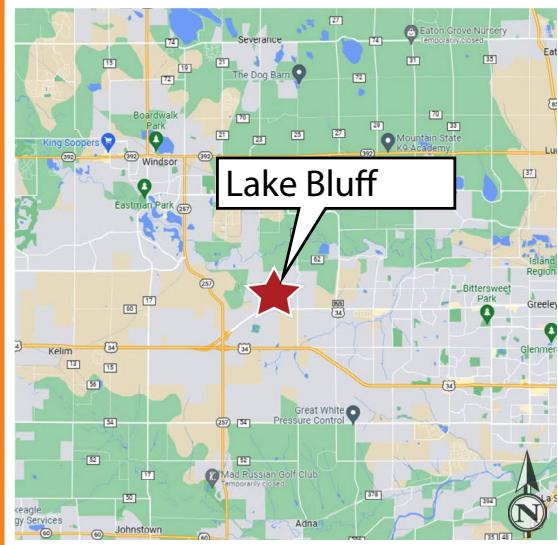
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- This development is located within a 12 minute Drive time from the new 212,000 SF UCHealth Hospital and UCHealth Greeley Medical Center with approximately 700 employees on campus.



The logo for dhlb RETAIL BROKERAGE. The word "dhlb" is in a large, bold, black, sans-serif font. Below it, the words "RETAIL BROKERAGE" are written in a smaller, black, all-caps, sans-serif font.

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