

TRADE AREA DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	4,786	28,718	76,880
Average HH Income	\$134,947	\$134,161	\$120,030
Businesses	58	1,059	2,707
Employees	231	7,655	20,223

Source: Applied Geographic Solutions, 2025 Estimates

TRAFFIC COUNTS

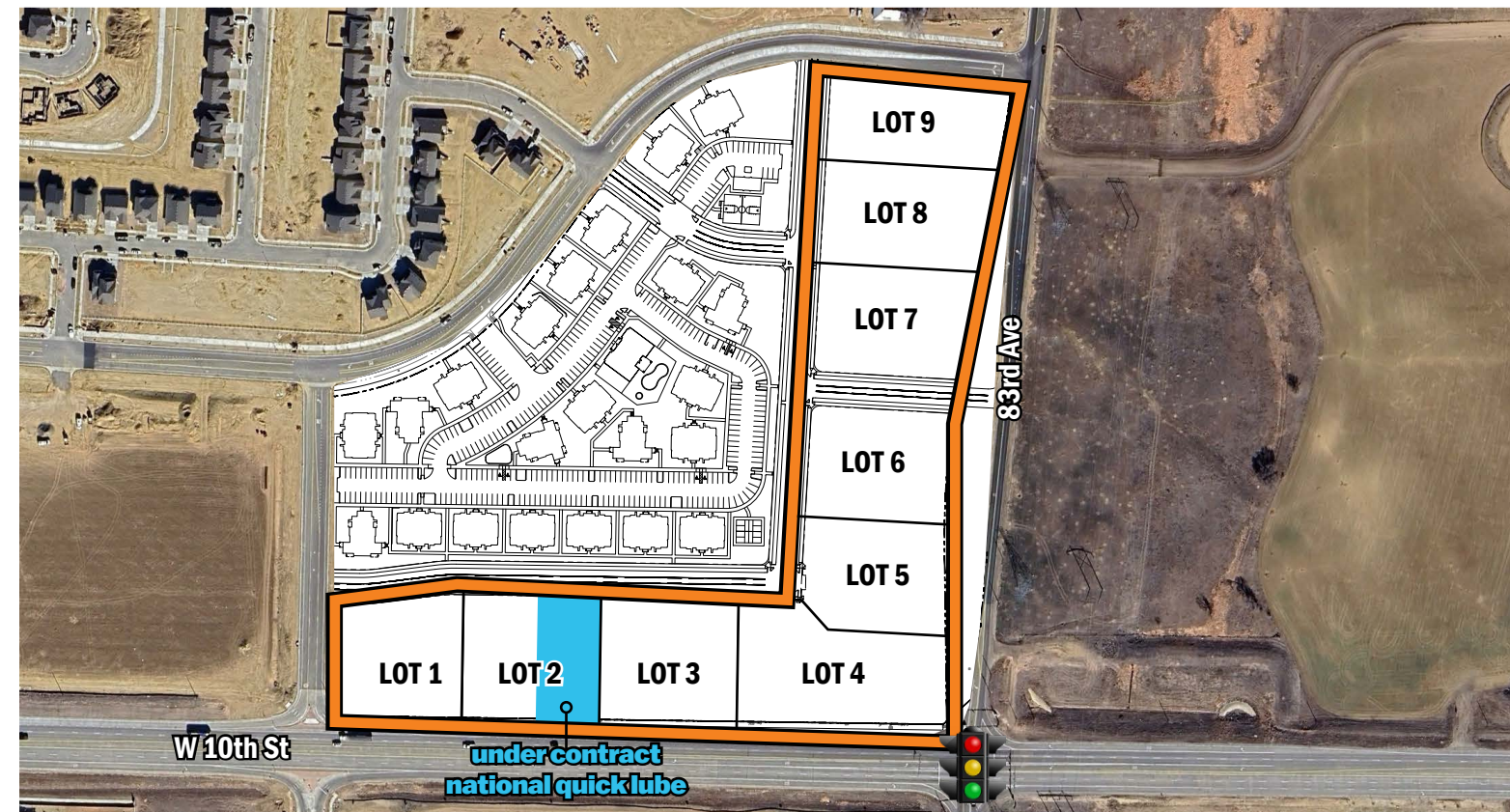
On W. 10th St west of 83rd Ave	23,027 Cars/day
On W. 10th St east of 83rd Ave	22,498 Cars/day
On 83rd Ave north of W. 10th St	4,837 Cars/day
On 83rd Ave south of W. 10th St	3,631 Cars/day

Source: CDOT 2025

AVAILABLE FOR SALE or LEASE

Union Colony Greeley

NWC of 83rd Avenue & W. 10th Street - Greeley, CO



- New Mixed Use Development located on the NWC of W. 10th Street & 83rd Avenue.
- Approximately 10.80 acres for sale or lease that can be demised/combined into 1.0 - 3.0 acre lots.
- Excellent pad sites for fast food, day care, automotive, gas and medical uses.
- Located within a ten minute drive time from the new 212,000 SF UC Health Hospital and UC Health Greeley Medical Center with approximately 700 employees on campus.
- Approximately 1,000 residential units planned in the development which will be 350 single-family lots and 586 multi-family units.
- Developer delivering their initial single-family homes and delivering commercial pads Q4 2025.

CLICK HERE FOR
BROKER DISCLOSURE

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FOR MORE INFORMATION, PLEASE CONTACT



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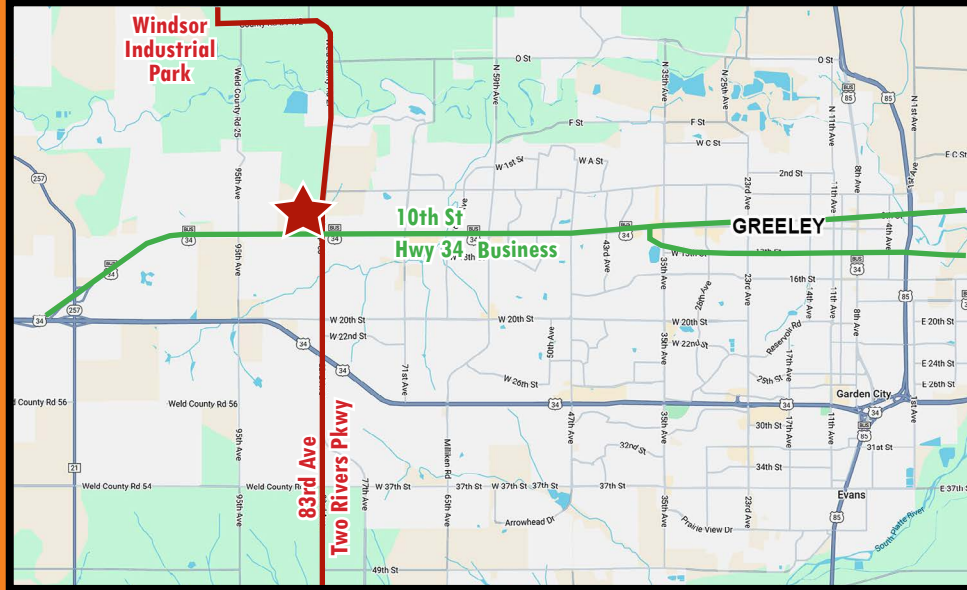


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AVAILABLE FOR SALE or LEASE

UNION COLONY

GREELEY, CO



**UNION COLONY WEST
936 UNITS**

**THE CACHE
936 UNITS**

APPROVED

W 10th St

**The Trails at Sheep Draw
Apartments - 546 Units**



**198
Apartment
Units
(Coming Soon)**

**200
Single Family
Units**

83rd Ave

71st Ave

**BUSINESS
34**

**KING
Scoopery**



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**425 SINGLE
FAMILY UNITS**

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