

TRADE AREA DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	4,914	30,601	82,423
Average HH Income	\$124,364	\$131,061	\$119,366
Businesses	87	1,090	2,807
Employees	365	8,046	21,640

Source: Applied Geographic Solutions, 2026 Estimates

TRAFFIC COUNTS

On W. 10th St west of 83rd Ave	23,027 Cars/day
On W. 10th St east of 83rd Ave	22,825 Cars/day
On 83rd Ave north of W. 10th St	4,837 Cars/day
On 83rd Ave south of W. 10th St	4,073 Cars/day

Source: CDOT 2026



FOR MORE INFORMATION, PLEASE CONTACT

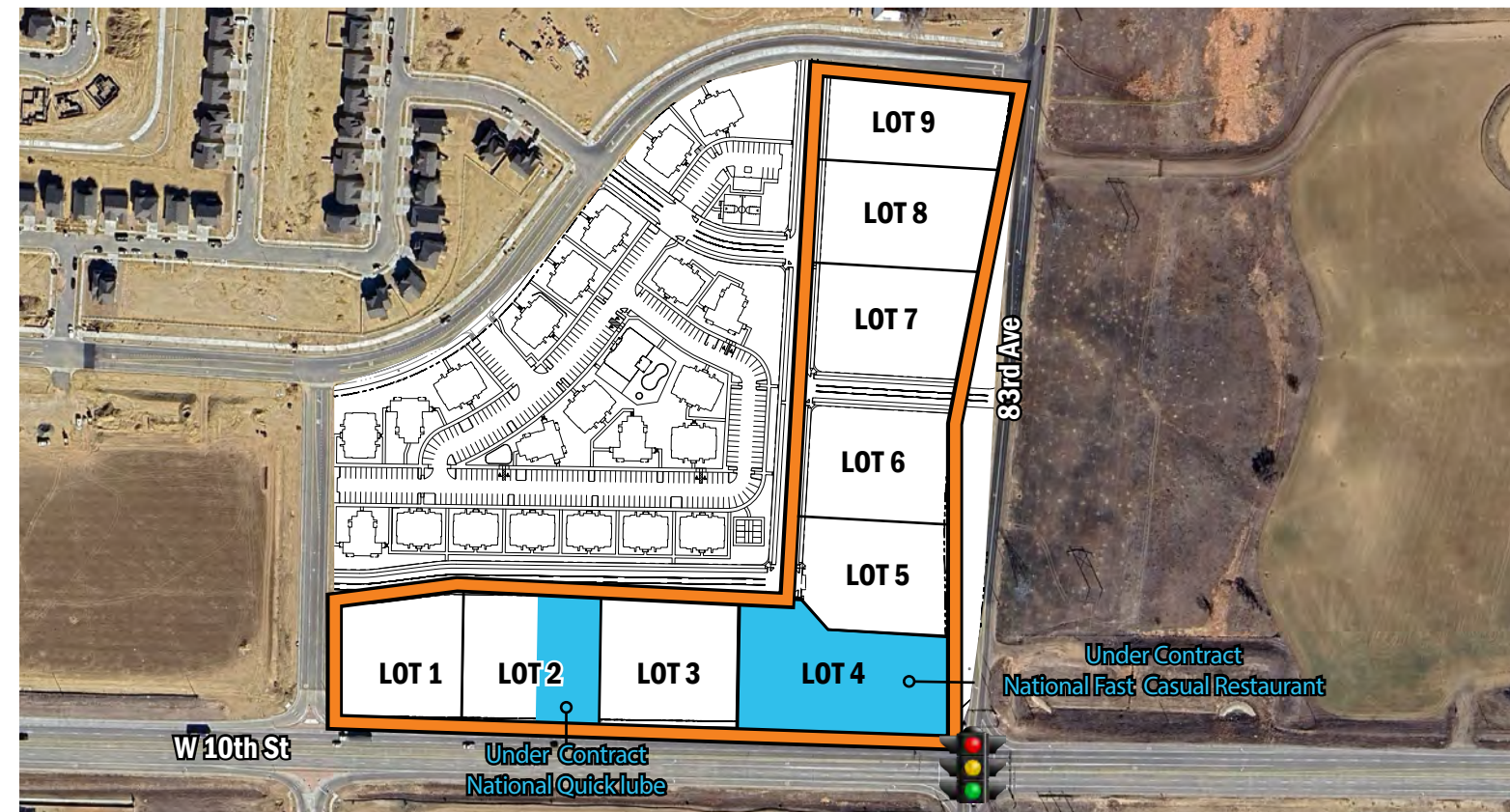


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AVAILABLE FOR SALE or LEASE

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.

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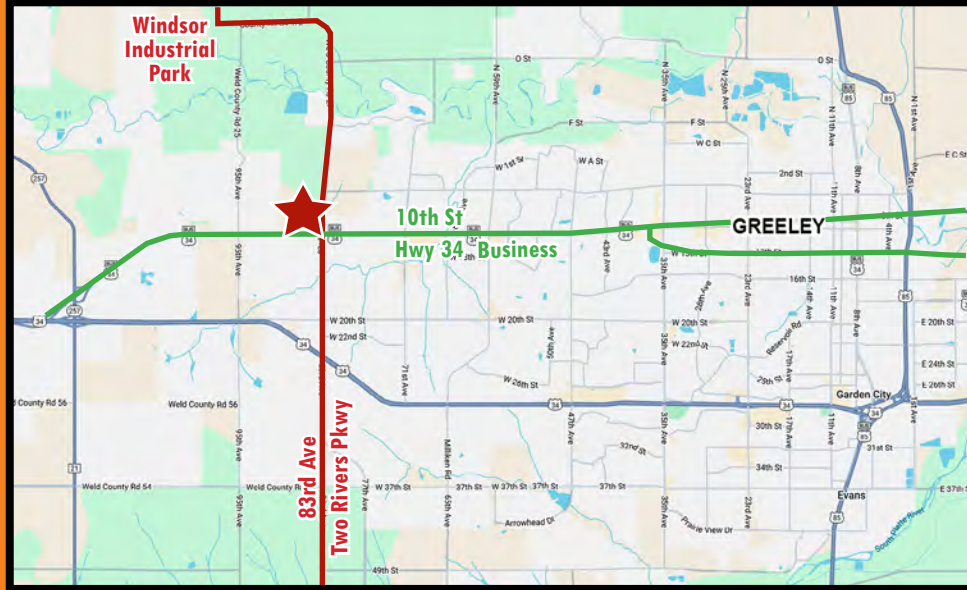


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AVAILABLE FOR SALE or LEASE

UNION COLONY

GREELEY, CO



UNION COLONY WEST
936 UNITS

THE CACHE
936 UNITS

APPROVED

The Trails at Sheep Draw
Apartments - 546 Units



198
Apartment
Units
(Coming Soon)

200
Single Family
Units

425 SINGLE
FAMILY UNITS



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RETAIL BROKERAGE

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