

UNION COLONY GREELEY



NWC OF 83RD AVENUE & W. 10TH STREET - GREELEY, CO



PROPERTY HIGHLIGHTS

- 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.

TRAFFIC COUNTS

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

Source: CDOT 2026

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

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RETAIL BROKERAGE

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This aerial map of Greeley, Colorado, provides a comprehensive overview of the city's layout, including its major roads, water bodies, and various facilities. The map is overlaid with a grid of yellow lines representing the city's street network. Key features include:

- Water Bodies:** Several large reservoirs are visible, including Water Valley South (1,281 Units) and Lake Bluff (2,936 Units).
- Landmarks and Facilities:** The map identifies numerous landmarks, such as the Colorado National Guard, CDOT & State Patrol 40k SF Office, and the Delantro facility (2,654 Units).
- Businesses and Retail:** A wide array of businesses are marked, including major retailers like Walmart, Target, and Home Depot, as well as local businesses like Kum & Go and JBS.
- Schools:** Several schools are labeled, including Northridge High School, Union Colony West, and Greeley West High School.
- Transportation:** Major highways like I-25 and I-76 are clearly visible, along with local roads like Weid County Rd 68.
- Central Location:** A prominent star marks a central location near the intersection of I-25 and I-76, likely indicating a key point of interest or a specific project site.

The map also includes a north arrow in the bottom left corner and a scale bar in the bottom right corner, providing additional context for the viewer.



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