

# HWY 85 & WCR 38.5

GILCREST, COLORADO 80623



**Sale Price: \$1,200,000.00**

**Price per Acre= \$22,792.02**

**Size: ±52.65 Acres**

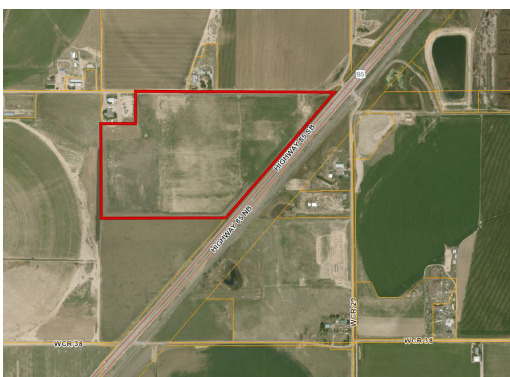
- Great Industrial Site Potential (Currently Zoned AG)
- Currently approved for Storage

- Level Grade Land
- Great Visibility/Dual Access
- Septic is currently permitted

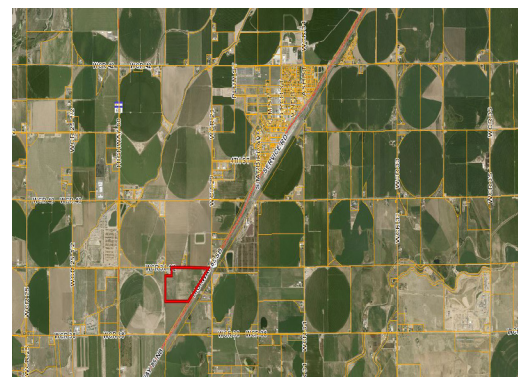
- Easy access to US Hwy
- One Hour from Denver I-
- One Hour and Half from I-



**SUBJECT  
52.65 Acres**



The property is situated in the heart of the Denver-Julesburg oil and gas basin as well as being in the heart of Weld County, the highest value AG producing county in the state.

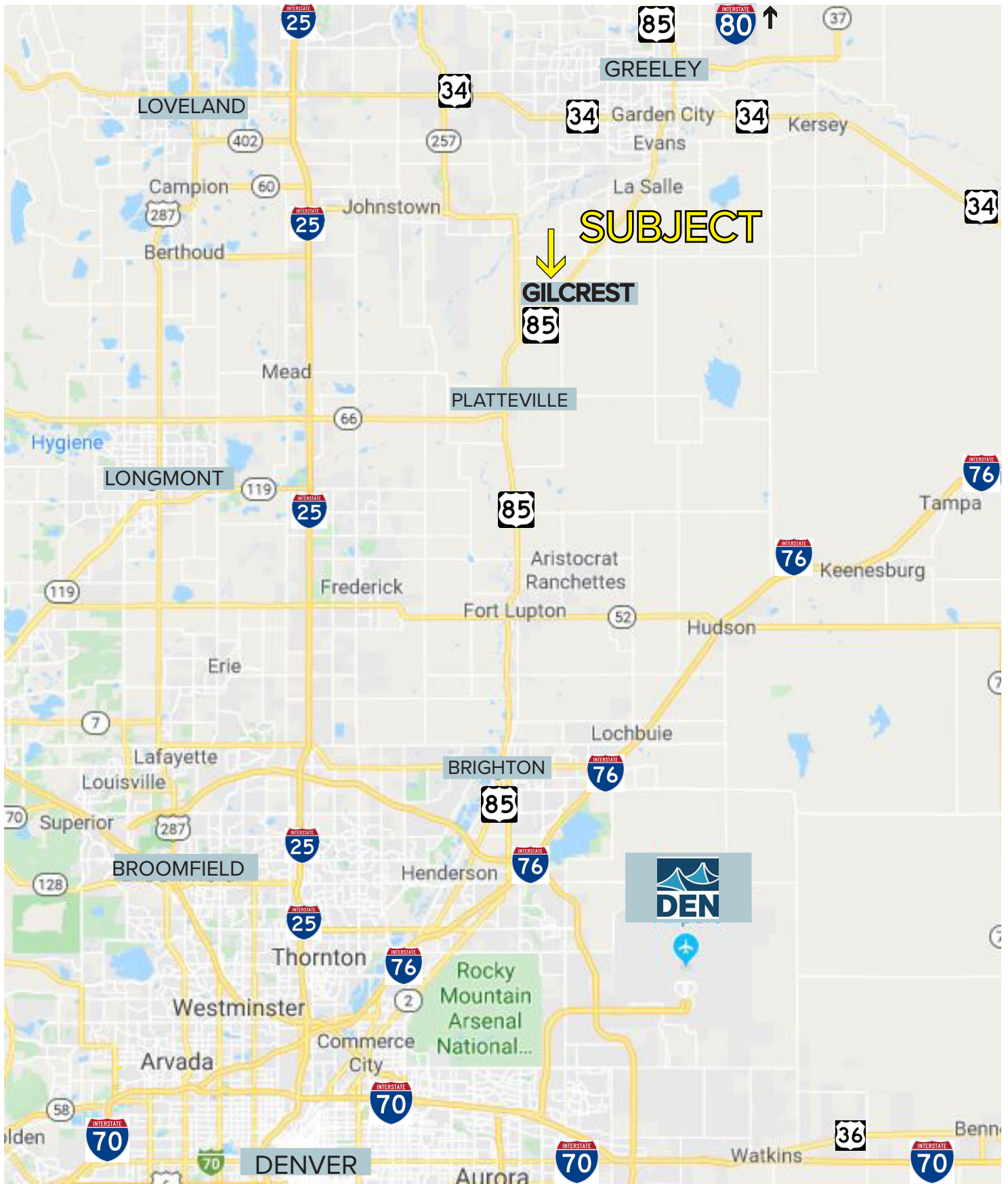


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Properties

1130 38th Avenue, Suite B • Greeley, CO 80634  
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Information deemed reliable, but not guaranteed. Price, terms and conditions subject to change.



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