

HWY 85 & WCR 38.5

GILCREST, COLORADO 80623



Sale Price: \$925,000.00

Price per Acre= \$19,432.77

Size: ±47.6 Acres

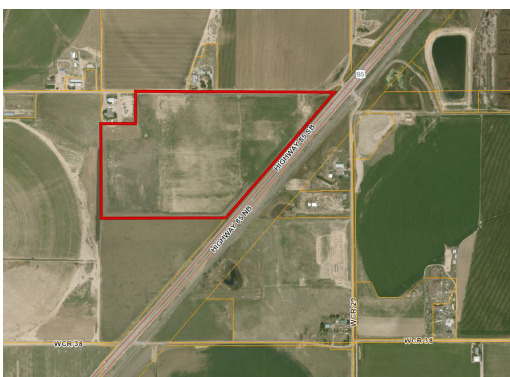
- Great Industrial Site Potential (Currently Zoned AG)
- Currently approved for Storage

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

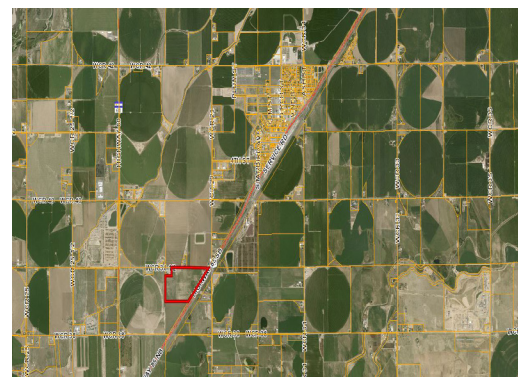
- Easy access to US Hwy
- One Hour from Denver I-
- One Hour and Half from I-



**SUBJECT
47.6 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.

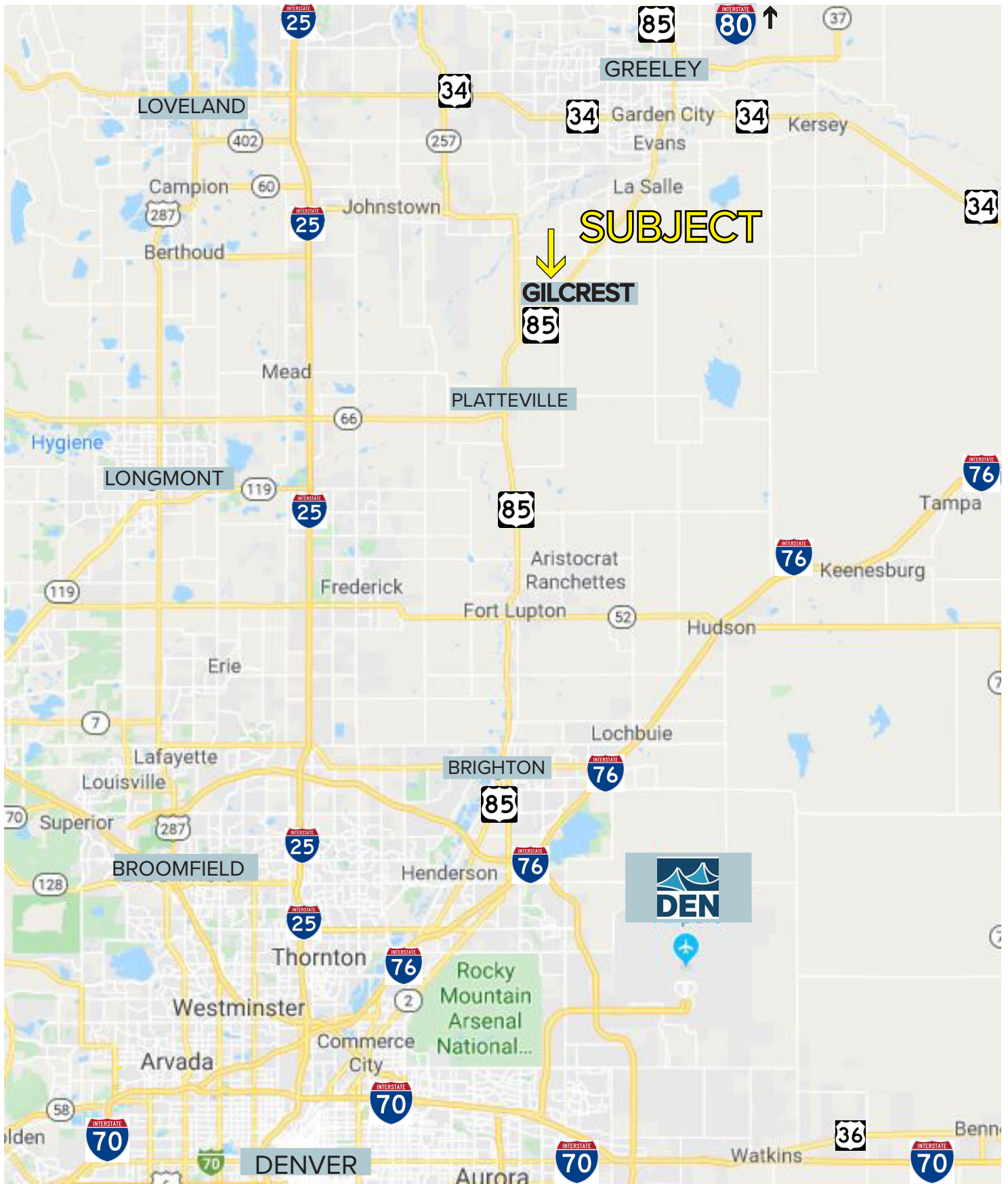


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Properties

1130 38th Avenue, Suite B • Greeley, CO 80634
WheelerPropertiesInc.com • 970-352-5860

Information deemed reliable, but not guaranteed. Price, terms and conditions subject to change.





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