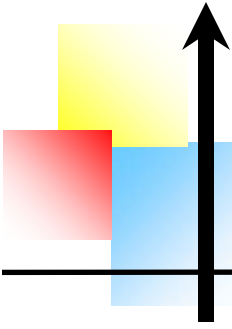


NORTHEAST CORNER OF HWY 34 BYPASS TO 27TH STREET RAMP 2333 W 28th STREET, GREELEY, COLORADO

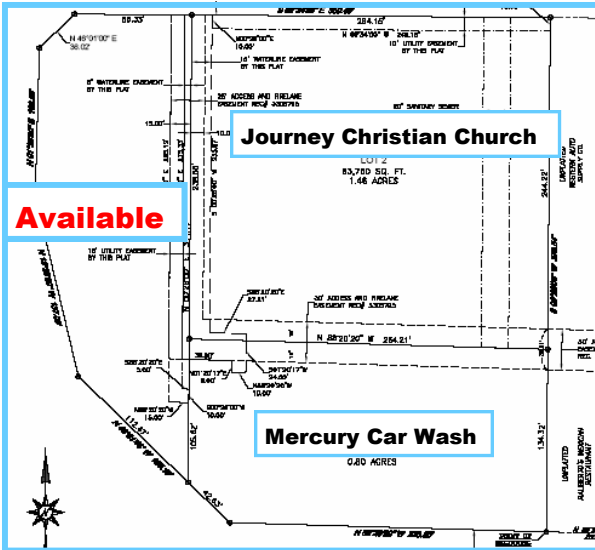


Property Highlights:

Size: 30,964 Square Feet
Price: \$15 / Square Foot
Terms: Variety of terms available
Zoning: Commercial High Density

Utilities:

Sewer: City of Greeley Water and Sewer Department
 Water: City of Greeley Water and Sewer Department
 Gas: Atmos Energy
 Electric: Xcel Energy
 Telephone: Qwest



Special Attributes:

- Property is currently zoned
- All utilities at or near site
- Considerable nearby residential and retail development
- High traffic counts and great demographics
- Purchaser can build to suit
- 1/4 mile from Greeley Mall

Pertinent Information:

- Preliminary Title Commitment
- Phase I Environmental Report
- Preliminary Plat
- Retail Trade Potential by Category
- ALTA Survey
- Topographic Map
- Demographics
- Traffic Counts

Demographics: (2006 CLARITAS INC.)

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Total Population (2006 Est.):	17,444	91,638	112,988
Average HH Income (2006 Est.):	\$46,521	\$50,349	\$54,120
Households (2006 Est.):	6,662	32,763	39,948
Retail Trade Potential (2004 Est.):	\$173,568,712	\$840,899,840	\$1,018,804,503

Traffic Counts (City of Greeley 2006 Traffic Counts): U.S. 34 at Reservoir Rd 38,185 Ave VPD

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