

COMMERCIAL LOTS AVAILABLE - LOVE'S TRAVEL STOP ANCHORED

NWC of I-76 & Hwy. 52, Hudson, CO 80642

FOR SALE



PROPERTY DESCRIPTION

Commercial lots for sale surrounding Hotel, Love's Travel Stop and multiple restaurants

PROPERTY HIGHLIGHTS

- Located within the Hudson Opportunity Zone
- Currently zoned C-1 in the Town of Hudson
- Superb location for various commercial uses - e.g. Hotels, fast food, gas station
- CDOT is planning on new roundabouts and moving the frontage road to better align with the area needs
- Close to downtown Hudson Main St.
- Take advantage of the quickest way from Highway 52 to Downtown Denver
- Easy access to both I-76 & Highway 52
- 30+ minute drive to Denver International Airport

OFFERING SUMMARY

Sale Price: \$3.50/SF

Lot Size: 1 acre up to 36 acres
divisible

DEMOGRAPHICS

	1 MILE	5 MILE	10 MILE
2022 Total Population	1,870	4,530	53,894
2027 Population Projection	2,240	5,468	62,327
Average household income	\$76,739	\$89,439	\$103,569

* Demographics and Traffic Counts provided by CoStar

TRAFFIC COUNT

I-76 N of Hwy. 52	23,000/vpd
I-76 S of Hwy. 52	22,000/vpd
Hwy. 52 & Cty. Rd. 12.5	9,200/vpd

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The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

ANTONOFF
& CO. BROKERAGE INC.

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WELD COUNTY

- Information provided by upstatecolorado.org
- 2.5% unemployment
- **Top 5 Largest Private Employers** - JBS USA & Affiliates, Banner Health: North CO Medical, Vestas, State Farm Insurance & Halliburton
- **Largest Non-Retail Employers** - Greeley/Evans School District 6, University of Northern Colorado, Weld County, City of Greeley & Aims Community College
- **Airports** - Denver International Airport - 6th busiest airport in the US - 30 + minute commute for South-Weld; Greeley/Weld County Airport, Erie Municipal Airport & Fort Collins/Loveland Airport
- **Growth**- Weld County has projected growth of 16% between 2010 and 2017
- **Workforce** - Weld County (Greeley MSA) population growth ranks as the 4th fastest growing MSA in the nation from 2015 to 2016, up from 6th the previous years. (US Census Bureau, 3/2017)
- **Incentives** - visit upstatecolorado.org for further information on outnumbers Taxes & Incentives programs available

BRIGHT FUTURES - WELD COUNTY'S SCHOLARSHIP FUND

The Bright Futures program was designed with one objective in mind - strengthening the vitality of the Weld County community through its workforce. By nurturing and supporting our young generation, we are building a strong foundation for a stable economy. Understanding the importance of trade skills as well as academic skills, the Board of Commissioners designed the program to financially assist students who pursue post-secondary education or training from an accredited higher-education institution or certified training program. The program is for qualifying Weld County residents who have graduated from high school, GED recipients and honorably discharged U.S. Veterans, after 2016. Qualified and accepted recipients receive financial assistance for pursuing post-secondary education or training from a Title V accredited higher education institution or certified training program.

BARR LAKE STATE PARK & RECREATION/THE WILD ANIMAL SANCTUARY

Barr Lake State Park & Recreation is a Colorado state park established in 1977 in Adams County near Brighton, CO. The 2,715 acre park has 12 miles of trails, including an 8.8 mile trail that circles Barr Lake. Fishing and boating are allowed in the northern half of the park. Located south of Hudson - within a 15 minute commute from Hudson. **The Wild Animal Sanctuary** is located within 10 minutes of Hudson, CO. The Wild Animal Sanctuary currently operates two sites within Colorado totaling more than **10,000+ acres!** providing a sanctuary for rescued animals so that they can live and roam freely within large natural habitats with others of their own kind. www.wildanimalsanctuary.org

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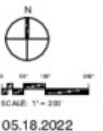
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CONCEPT 'A'
NEC HWY. 52 and I-76
HUDSON, COLORADO



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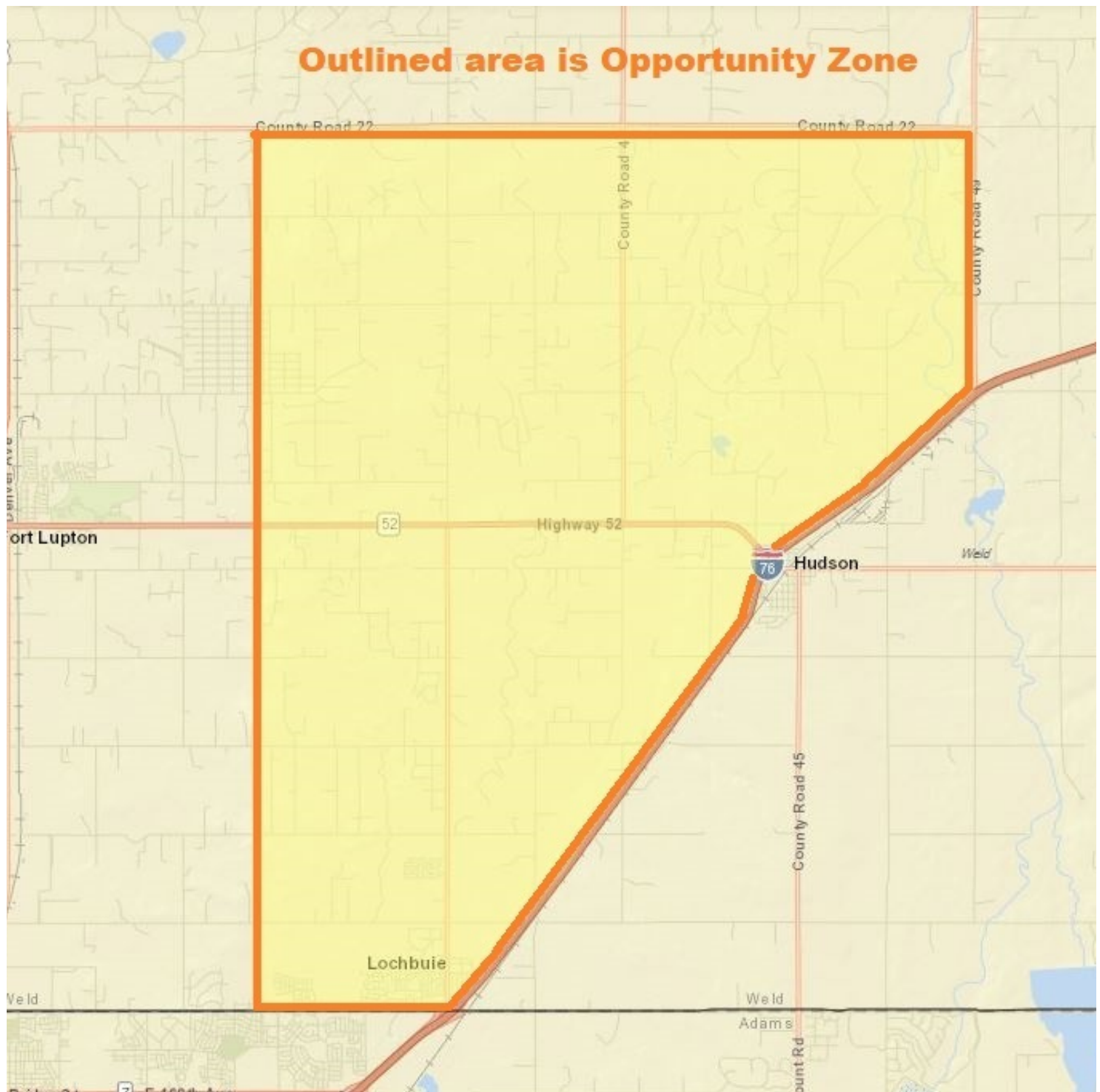
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