

**SOLD SOLD**  
**F** **SOLD**

**SOLD**

**D**

**DOLLAR  
GENERAL**

**Auto  
Zone**

**Colorado Parkway**

**85**

**85**

# MAPLEWOOD COMMERCIAL-2 REMAINING LOTS

HIGHWAY 85 & COLORADO PARKWAY  
EATON, CO 80615

**Cobey Wess**  
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**COBBLESTONE  
HOTEL & SUITES**

# Land Lots

# OF LOTS | 5

TOTAL LOT SIZE | 0.58 - 1.09 Acres

TOTAL LOT PRICE | \$176,854 - \$332,360



STATUS	LOT #	ADDRESS	SIZE	PRICE	PRICE/ SF
Available	D	Block 1, Lot 1	1.09 Acres	\$332,360	\$7.00
Available	F	Block 2, Lot 1	0.58 Acres	\$176,854	\$7.00

# Property Description



## SALE OVERVIEW

<b>Sale Price</b>	\$6.00-\$8.00 PSF
<b>Lot Size</b>	0.5-3.0 Acres
<b>Market</b>	Northern Colorado
<b>Submarket</b>	Eaton
<b>Cross Streets</b>	HWY 85 & Colorado Parkway
<b>Traffic Count</b>	13,832 VPD
<b>Zoning</b>	Commercial- PUD

## PROPERTY DESCRIPTION

Commercial lots available from .5 acres to over 3 acres. Highway 85 frontage allows for maximum exposure on busy highway due to oil and gas activity at Niobrara to the north. Ideal convenience store restaurants, retail and service businesses. The lots are in close proximity to the towns amenities including restaurants, hotel, grocery and bank. Lots are finished and priced to sell.

## LOCATION OVERVIEW

- Fort Collins 23 miles
- Greeley 3 miles
- Windsor 14 miles
- Loveland 28 miles
- 295,000 population within 20 miles radius
- Population change since 2000: +56.6%

## Join these companies already in Maple Estates:

- Cobblestone Hotel & Suites
- Heritage Market
- New West Bank
- Kentucky Fried Chicken
- Taco Bell
- Camacho's Mexican Restaurant
- Maplewood Wine & Spirits
- Eaton Animal Clinic
- Subway
- Eaton Physical Rehab
- Snap Fitness
- AG Edwards
- Justine's Pizza