

VILLAGGIO AT TUSCANY

NEC OF 37TH STREET & 47TH AVENUE | EVANS, COLORADO



10.6 ACRES MULTI-FAMILY LAND
Zoning: PUD | Approved for 116 Residential Units
Sale Price: \$1,800,000 (Includes Land & Water)

CUSHMAN & WAKEFIELD is pleased to present, as exclusive agents for the seller, the Villaggio at Tuscany. This 10.6 acre property has an approved PUD which allows for the development of 116 residential dwelling units composed of 76 attached single family townhouse/condo residences and 40 multifamily apartment residences. The \$1.8 million price includes the water for all 116 residences. Weld County has recently led the state in growth and the Greeley/Evans market area has been a significant part of that growth. The property has been partially developed with some underground utilities and curb cuts along 37th Street and 47th Avenue.

 [CLICK TO VIEW VILLAGGIO AT TUSCANY ZONING AMENDMENT MAP](#)

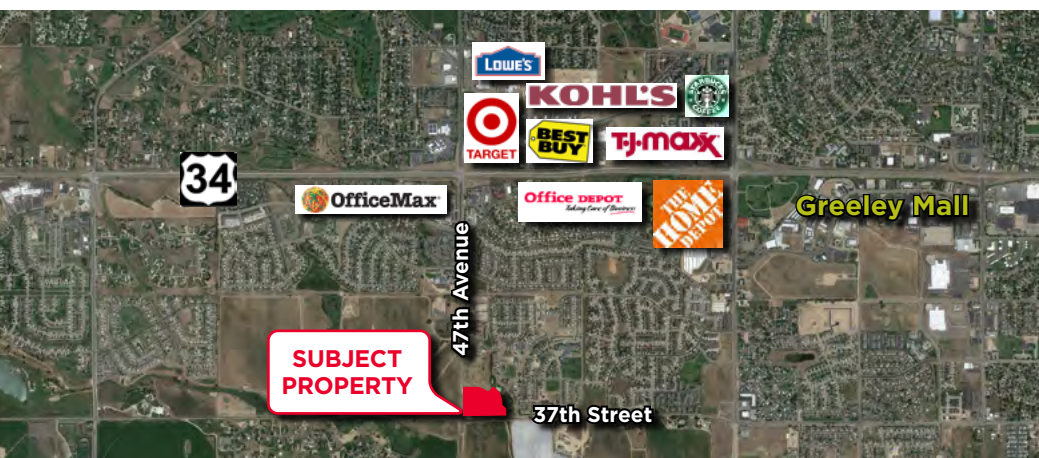
WELD COUNTY AREA OVERVIEW

With 31 cities and towns, Weld County is one of Colorado's largest counties, encompassing nearly 4,000 square miles. The sheer size and diversity of Weld County allows it to meet almost any type of site requirement. Weld County ranks No. 1 in the state and No. 8 in the country in the value of agricultural products sold (\$1.5 billion annually).

BUSINESS CLIMATE

The Greeley/Weld County Metropolitan Statistical Area (MSA) was the seventh-fastest growing in the United States, increasing by 39.7% from 2000 to 2010. The population growth rate is much higher than the state average of 16.92% and higher than the national average rate of 9.71% (U.S. Census Bureau). Weld County has no long-term or short-term debt, no county sales tax, a low mill levy, and is able to pay for long-term projects with cash.

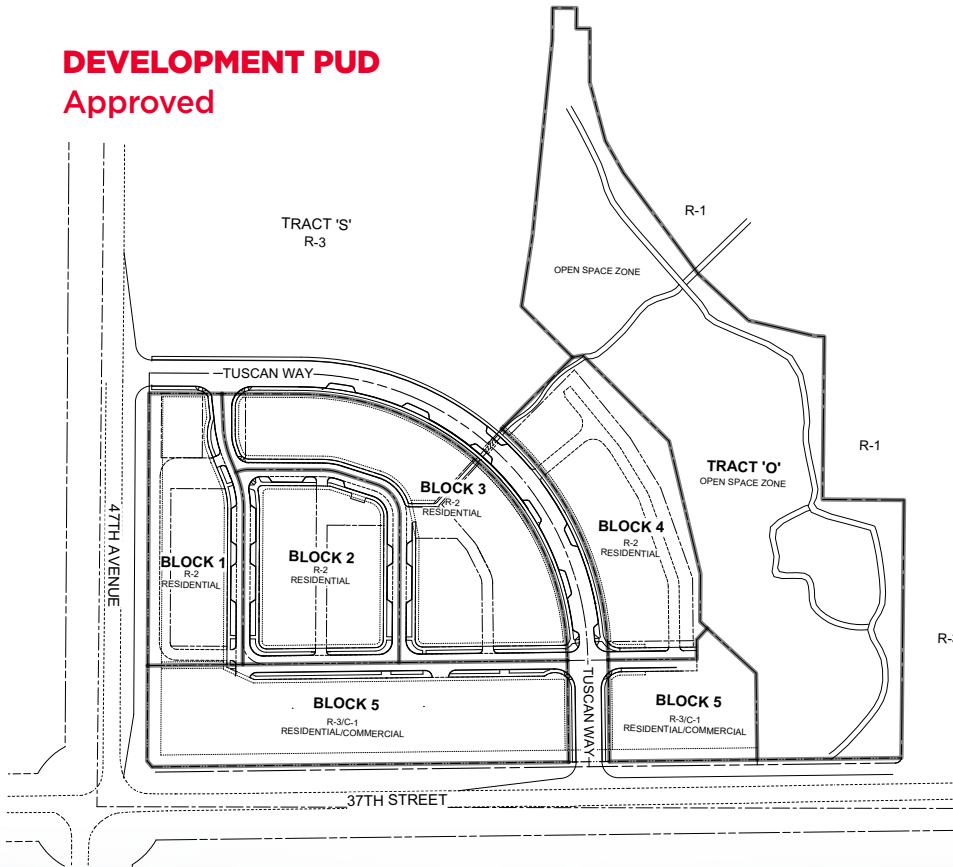
Source: metrodenver.org



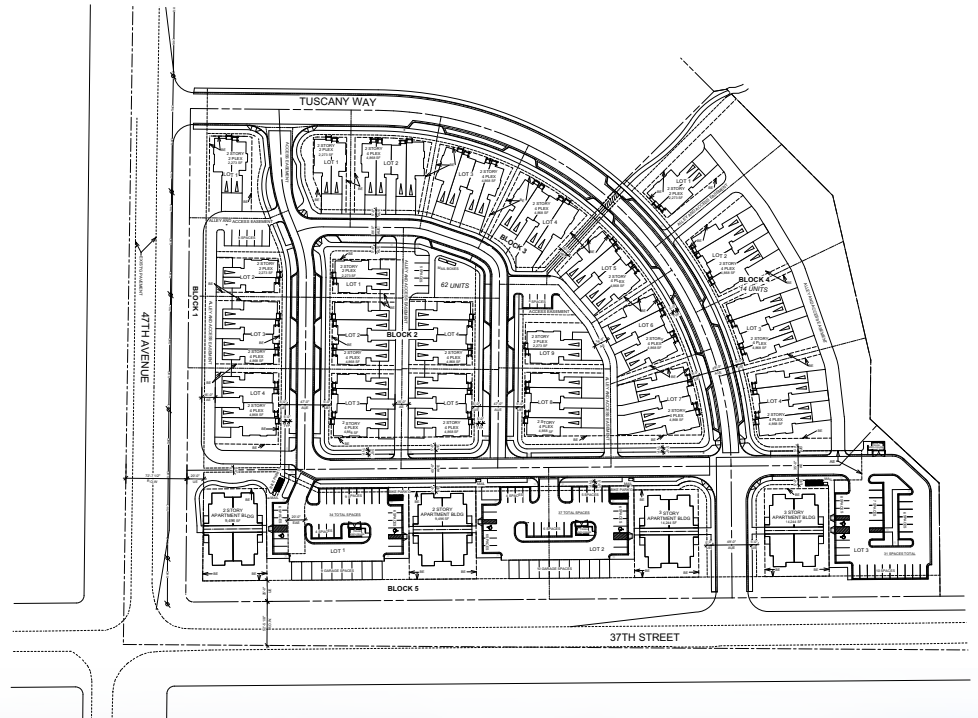
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DEVELOPMENT PUD Approved



DEVELOPMENT SITE PLAN Conceptual



[CLICK TO VIEW FULL PUD DOCUMENT \(Approved\)](#)

[CLICK TO VIEW FULL SITE PLAN \(Conceptual\)](#)



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CITY OF EVANS

Example Fee Schedule for 2,000 SF Townhomes

FEE TYPE	AMOUNT
Admin Fee	\$50.00
Plan Review Fee	\$700.00
Permit Fee (for a \$300,000 townhome)	\$2,126.00
Use Tax (based on \$300,000 price)	\$5,250.00
Transportation Impact Fee	\$3,744.73
Fire/Rescue Services Impact Fee	\$747.05
Park Facility Impact Fee	\$3,816.01
Police Protection Services Impact Fee	\$227.67
Stormwater Development Fee	\$734.05
Water System Development Fee	\$8,786.03
Sanitary Sewer Development Fee	\$4,513.88
Building Water Fee	\$30.00
Water Rights	PAID
Water Meter Fee	\$158.00
ESTIMATED TOTAL PERMIT FEES	\$30,883.42

WELD COUNTY MAJOR EMPLOYERS

Source: northerncolorado.com



WELD COUNTY DEMOGRAPHIC HIGHLIGHTS

Source: EMSI, 2020

- As of 2019 the region's population increased by 16.8% since 2014, growing by 46,389. Population is expected to increase by 10.1% between 2019 and 2024, adding 32,670.
- From 2014 to 2019, jobs increased by 13.5% in Weld County, CO from 113,727 to 129,080. This change outpaced the national growth rate of 7.3% by 6.2%. As the number of jobs increased, the labor force participation rate decreased from 69.7% to 69.0% between 2014 and 2019.



2019 TOTAL POPULATION

322,431



TOTAL REGIONAL EMPLOYMENT

129,080



MEDIAN HOUSEHOLD INCOME

\$70.9K



[CLICK TO VIEW FULL PERMIT FEE REQUIREMENTS](#)



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For more information,
please contact:

BRIAN MANNLEIN

Director

(C) +1 970 402 8783

(O) +1 970 267 7739

brian.mannlein@cushwake.com

JOHN BAKER

Director

(C) +1 772 473 1932

(O) +1 970 267 7402

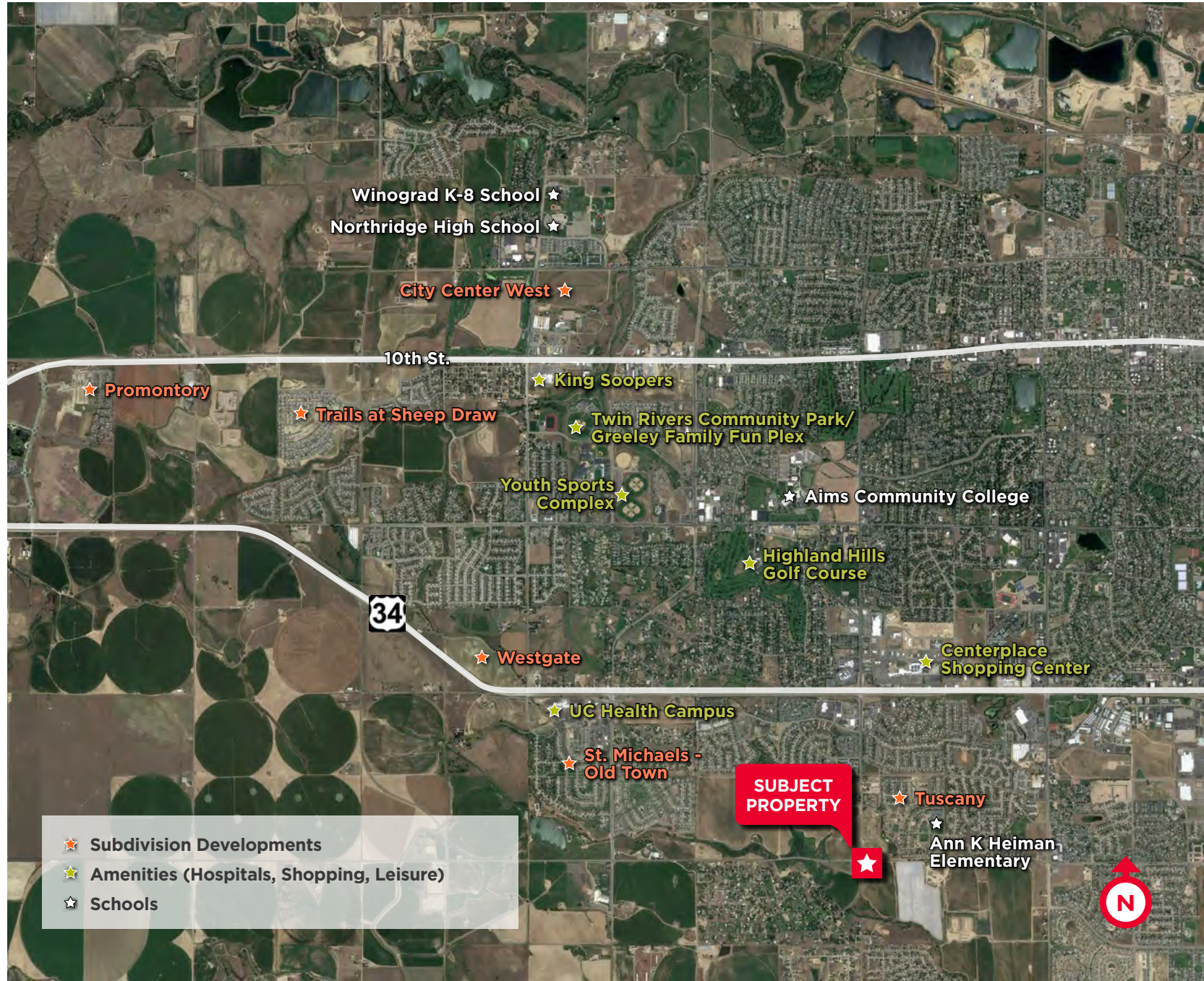
john.baker@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, Colorado 80525

T +1 970 776 3900

F +1 970 267 7419

cushmanwakefield.com



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