



**SALE OR LEASE**

**THE  
MADDIE  
REDEVELOPMENT**

Assemblage Size

Building: **52,789 SF**

Land: **57,061 SF**

Sale Price

**\$2,750,000**

Lease Rate

**\$13-23 / SF NNN**

**1024 8TH AVENUE  
ASSEMBLAGE  
GREELEY, CO 80631**

*PRIME APARTMENT LOCATION / BUILD 187 UNITS*

- Multi-Family/Retail Development Opportunity Located in Opportunity Zone downtown Greeley
- Yield Study available that projects 187 multifamily units
- Major tax benefits and other incentives: Located in Opportunity Zone, Downtown Development District, Redevelopment District, and Enterprise Zone



# GREELEY OVERVIEW



## GREELEY OVERVIEW

- Third fastest growing MSA in the nation
- Greeley/Fort Collins region projected to grow by over 100% over the next 30 years.
- Forbes magazine ranks Greeley MSA the 6th fastest "job growth" market in the nation
- Ranked #1 by Wallethub for "Jobs and the Economy" out of 515 cities nationally.

# DEMOGRAPHICS & PROPERTY DETAILS

POPULATION DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2020 POPULATION	16,240	79,847	127,230
2025 ESTIMATED POPULATION	18,308	89,514	143,066
AVERAGE AGE	31	34	35
HOUSEHOLD DEMOGRAPHICS			
2020 HOUSEHOLDS	5,980	28,337	58,3857
2025 ESTIMATED HOUSEHOLDS	6,751	31,818	65,997

TRAFFIC COUNTS	
8TH AVENUE & 11TH STREET	13,200
8TH AVENUE & 10TH STREET	12,591



## Multi-family Property Yield Study | Site Data

- Total GSF: 153,528
  - Residential: 127,580 GSF
  - Common Area: 25,948 GSF
- Unit Count: 187 UNITS
- Provided Parking: 212 Spaces

# GREELEY DEMOGRAPHICS

## DAYTIME EMPLOYMENT

	1 Mile			3 Mile			5 Mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
<b>Service-Producing Industries</b>	<b>13,500</b>	<b>1,074</b>	<b>13</b>	<b>35,652</b>	<b>3,351</b>	<b>11</b>	<b>48,158</b>	<b>4,562</b>	<b>11</b>
Trade Transportation & Utilities	1,928	148	13	6,200	513	12	9,570	734	13
Information	437	29	15	722	57	13	881	74	12
Financial Activities	469	112	4	1,977	456	4	3,025	649	5
Professional & Business Services	569	124	5	2,121	316	7	2,954	485	6
Education & Health Services	7,706	416	19	14,506	1,220	12	18,527	1,591	12
Leisure & Hospitality	983	66	15	4,233	252	17	6,202	355	17
Other Services	642	111	6	2,515	397	6	3,424	520	7
Public Administration	766	68	11	3,378	140	24	3,575	154	23
<b>Goods-Producing Industries</b>	<b>1,539</b>	<b>102</b>	<b>15</b>	<b>4,124</b>	<b>329</b>	<b>13</b>	<b>4,966</b>	<b>512</b>	<b>10</b>
Natural Resources & Mining	14	7	2	56	11	5	83	21	4
Construction	546	57	10	2,234	226	10	2,856	366	8
Manufacturing	979	38	26	1,834	92	20	2,027	125	16
<b>Total</b>	<b>15,039</b>	<b>1,176</b>	<b>13</b>	<b>39,776</b>	<b>3,680</b>	<b>11</b>	<b>53,124</b>	<b>5,074</b>	<b>10</b>

## MAJOR EMPLOYERS



# AERIAL MAP



# LOCATION MAP



**CONTACT:** Brian Smerud, CCIM • 970-415-0538 • [bsmerud@waypointRE.com](mailto:bsmerud@waypointRE.com)

Josh Guernsey • 970-218-2331 • [jguernsey@waypointRE.com](mailto:jguernsey@waypointRE.com)

Erik Caffee • 970-218-4284 • [ecaffee@waypointRE.com](mailto:ecaffee@waypointRE.com)



BRIAN SMERUD, CCIM / JOSH GUERNSEY / ERIK CAFFEE  
125 S Howes St., Suite 500, Fort Collins, CO 80521 • 970-632-5050 • [www.waypointRE.com](http://www.waypointRE.com)