

LAND FOR SALE

HULSTROM FARM

2714 County Road 7,
Unincorporated Weld County, CO 80516



TRANSWESTERN

REAL ESTATE
SERVICES

PROPERTY DETAILS

Size

Approx. 73 acres

City/County

Adjacent to Town of Erie/
Unincorporated Weld County

Zoning

Agricultural
Business/Industrial designation in Erie
Comp Plan

Taxes

Approx. \$1,250.00

Price

Contact broker
No mineral or water rights are included
in the sale



PROPERTY HIGHLIGHTS

- Located in a rapidly expanding market near several home subdivisions and commercial developments
- Convenient access & excellent visibility to I-25
- Strategic location equidistant from Denver, Boulder, Fort Collins, and Denver International Airport
- Property is solidly in the metro area path of growth

DEMOGRAPHICS

2020

POPULATION

52,744

MEDIAN HH INCOME

\$115,045

MEDIAN HOME VALUE

\$477,027

5-MILE RADIUS

5-YEAR GROWTH FORECAST

POPULATION

6.01%

MEDIAN HOME VALUE

8.57%

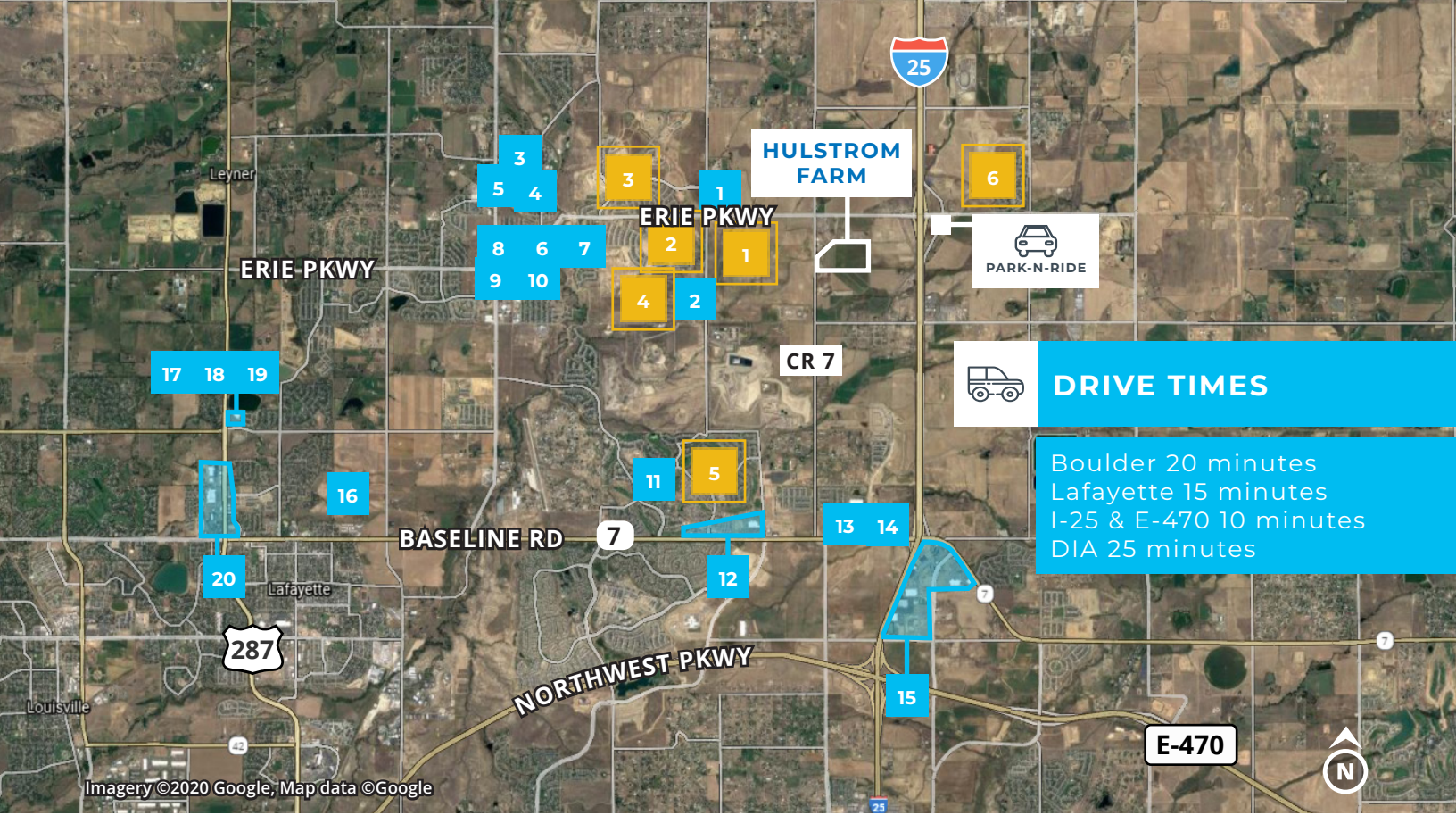
SALE INFORMATION

Craig
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AREA OVERVIEW

- | | | | |
|--|--|--|--|
| 1 Erie High School | 10 Walgreens | 13 Children's Hospital | 16 Josephine Roche Open Space |
| 2 Erie Singletrack | 11 Colorado Nat'l Golf Club | 14 Wendy's | 17 Safeway |
| 3 The Industrial Revolution Brewing Company | 12 Vista Ride Marketplace <ul style="list-style-type: none"> ▪ INJOY Restaurant ▪ Java Island ▪ Taco Bell ▪ Sonic ▪ McDonald's ▪ King Soopers ▪ Blake's Taphouse ▪ Beltran's Grill ▪ Panda Express | 15 Larkridge <ul style="list-style-type: none"> ▪ Village Inn ▪ Gunther Toody's ▪ Famous Dave's ▪ Chili's ▪ Bed, Bath, & Beyond ▪ Dick's Sporting Goods ▪ Home Depot ▪ Sears ▪ Costco ▪ Topgolf | 18 Starbucks |
| 4 24 Carrot Bistro | | | 19 Domino's |
| 5 Erie Middle School | | | 20 <ul style="list-style-type: none"> ▪ Walmart ▪ MOD Pizza ▪ Arby's ▪ King Soopers ▪ Proto's Pizza ▪ McDonald's ▪ Walgreens |
| 6 Cristos Coffee Boutique | | | |
| 7 The Dugout Bar & Grill | | | |
| 8 Erie Community Park | | | |
| 9 Burger King | | | |

NEW HOME COMMUNITIES

- | |
|--|
| 1 Westerly
1,100+ new homes |
| 2 Erie Highlands
950+ new homes |
| 3 Colliers Hill
2,800+ new homes |
| 4 Sunset
240 new homes |
| 5 Vista Ridge
2,400+ new homes |
| 6 Sweetgrass
1,600+ new homes |

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