

17,500 SQUARE FEET (0.40 ACRES) MORE OR LESS  
400 BLOCK OF GOLDEN STREET, BETWEEN US 24 AND 4<sup>TH</sup> STREET  
CALHAN, EL PASO COUNTY, COLORADO

Inspection: All Sales items may be inspected.  
Please refer all questions and inspection requests to:  
Chad Wright at: 719-546-5417 or chad.wright@state.co.us.

The site is essentially a square 0.40 acre parcel located in the 400 block of Golden Street on the west side, between US 24 and 4<sup>th</sup> Street in Calhan, Colorado, El Paso County. Also identified as El Paso County Parcel number 22021-24-005. The subject property was previously used as a storage and maintenance site for CDOT but is currently vacant. The parcel is identified on an aerial photograph included in this material. Colorado Department of Transportation seeks to obtain fair market value for the property. **The estimated Fair Market Value of this property is \$75,600.**

I. Access

The subject property is accessible from the west side of Golden Street.

II. Utilities

Utilities are available to the site, though not currently connected. Water and sewer taps are purchased through the Town of Calhan, Public Works Department. Electricity, propane gas, refuse collection, telephone, cable, and internet are available and contracted through private companies/providers selected by residents.

III. Zoning

The property is not currently limited to a specific type of development; however, future development of the property will be subject to compliance with Calhan Codes and Ordinances and the Land Development Code. Specifications for development of property within the Town of Calhan limits is laid out in detail in the Calhan Codes and Ordinances and the Land Development Code.

Verification of the present zoning and determination of permitted uses there under, along with compliance of the property for present or proposed future use, shall be the responsibility of the prospective buyer and the Colorado Department of Transportation makes no representation in regards thereto. CDOT does not guarantee that any zoning Information is necessarily accurate or will remain unchanged.

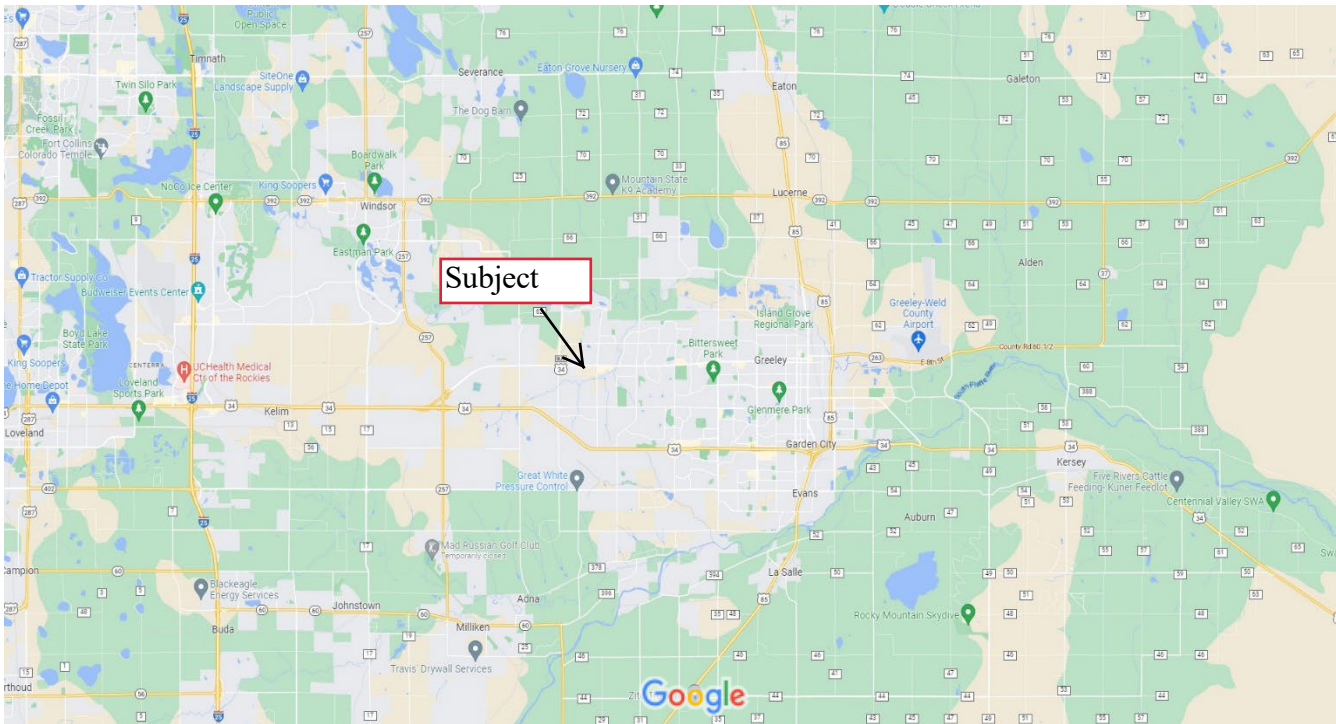
IV. Inspection for Health and Building Codes

CDOT will not conduct or fund the following services: (1) land survey, (2) testing or pumping septic leach field system, (3) testing, pumping or removal of underground fuel storage tanks, (4) termite inspection, (5) testing for asbestos, (6) testing for lead based paint, (7) title insurance, (8) domestic water quality test and (9) appraisal. If purchaser desires these services, they are to be acquired at the purchaser's expense.

V. Condition of Property

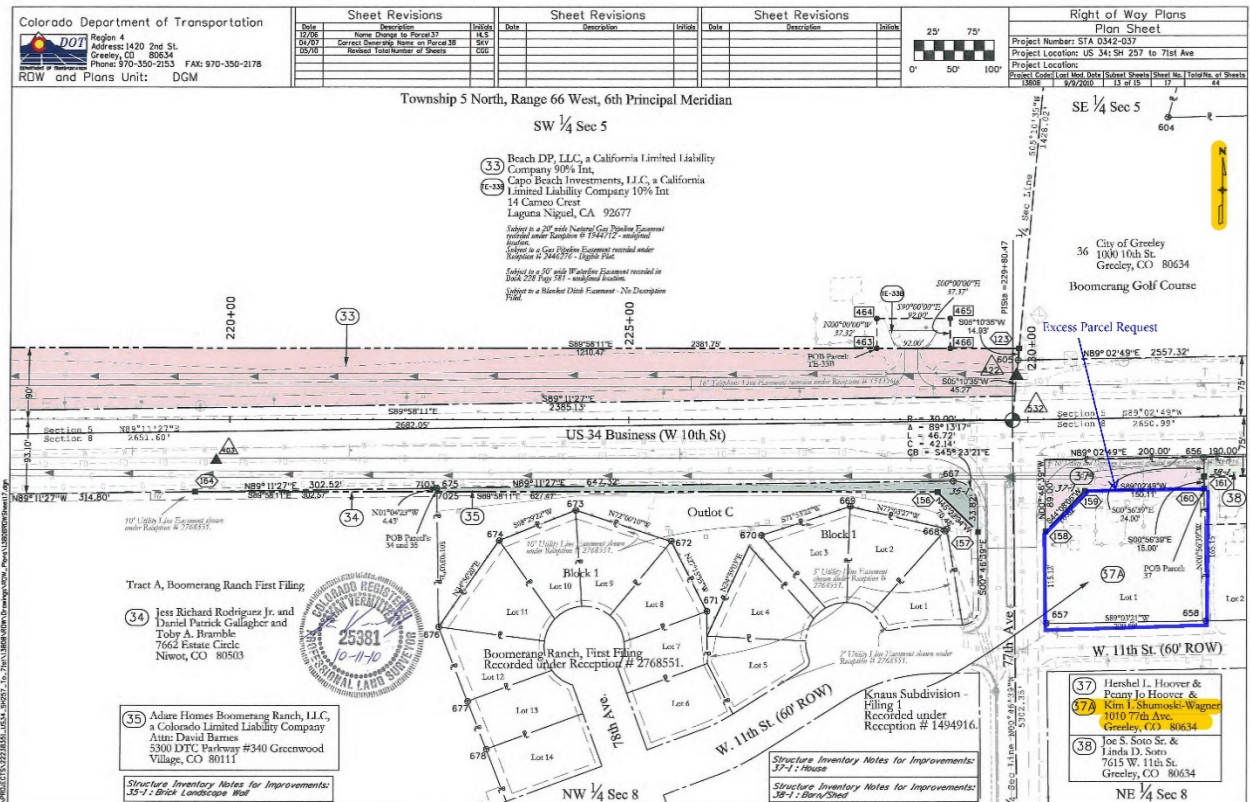
The property is offered for sale and will be sold "As Is" and "Where Is" without representation, warranty, or guaranty as to quantity, quality, title, character, condition, size, or kind, or that the same is in condition or fit to be used for the purpose for which intended.

# Location Map



The Subject property is located in the Western part of the City of Greeley in Weld County. The property is in the Southeast Quadrant of US 34 Business and 77<sup>th</sup> Avenue Interchange. Approximate address: 1010 77<sup>th</sup> Ave, Greeley, CO 80634.

# CDOT Parcel Map



## Aerial Plat Map



## Site Photographs



Southerly View from 10<sup>th</sup> St.



An Easterly View of Northern portion of the Parcel



Easterly View from 77<sup>th</sup> Ave



Northerly View from the Southwest Corner



Northwesterly View from the Southeastern Corner



Northerly view from W 11<sup>th</sup> St Along Southern Border



Easterly View of Southern Border Along W. 11<sup>th</sup> St



Westerly View of Southern Border along 11<sup>th</sup> St. Toward 77<sup>th</sup> Ave

