

31,835 SQUARE FEET (0731 ACRES) MORE OR LESS
SOUTHEAST QUADRANT US 34 BUSINESS, 77TH AVE. INTERCHANGE
(APPROXIMATE ADDRESS: 1010 77TH AVE)
GREELEY, WELD COUNTY, COLORADO 80634

The site is essentially a rectangular 0.731-acre parcel located at the Southeast Quadrant of US 34 Business and 77th Ave Interchange, approximate address: 1010 77th Ave, Greeley, CO 80634. Also identified as CDOT Parcel numbers 37A. The subject property is a vacant residential estate lot within the City of Greeley on the south side of West 10th Street (US HWY 34 Business) that is now surrounded by newer developments. The parcel is identified on an aerial photograph included in this material. The property is vacant.

Colorado Department of Transportation seeks to obtain fair market value for the. The appraisal report is not available. **The estimated Fair Market Value of this property is \$180,000.**

I. Access.

II. There is access to the site from 77th avenue as well as from 11th Street:

With utilities in place to serve nearby properties, CDOT's appraiser makes the extraordinary assumption that typical utilities are available at no unusual expense to support logical development of the site.

III. Zoning:

The site is zoned residential by the City of Greeley. The City of Greeley has indicated this is a buildable lot for residential purposes.

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.

1. INSPECTION

Prospective buyers are, urged, and cautioned to inspect the property to be sold prior to submitting an offer.

2. 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, and no claim for any allowance or deduction upon such grounds will be considered after the bid opening or conclusion of an auction.

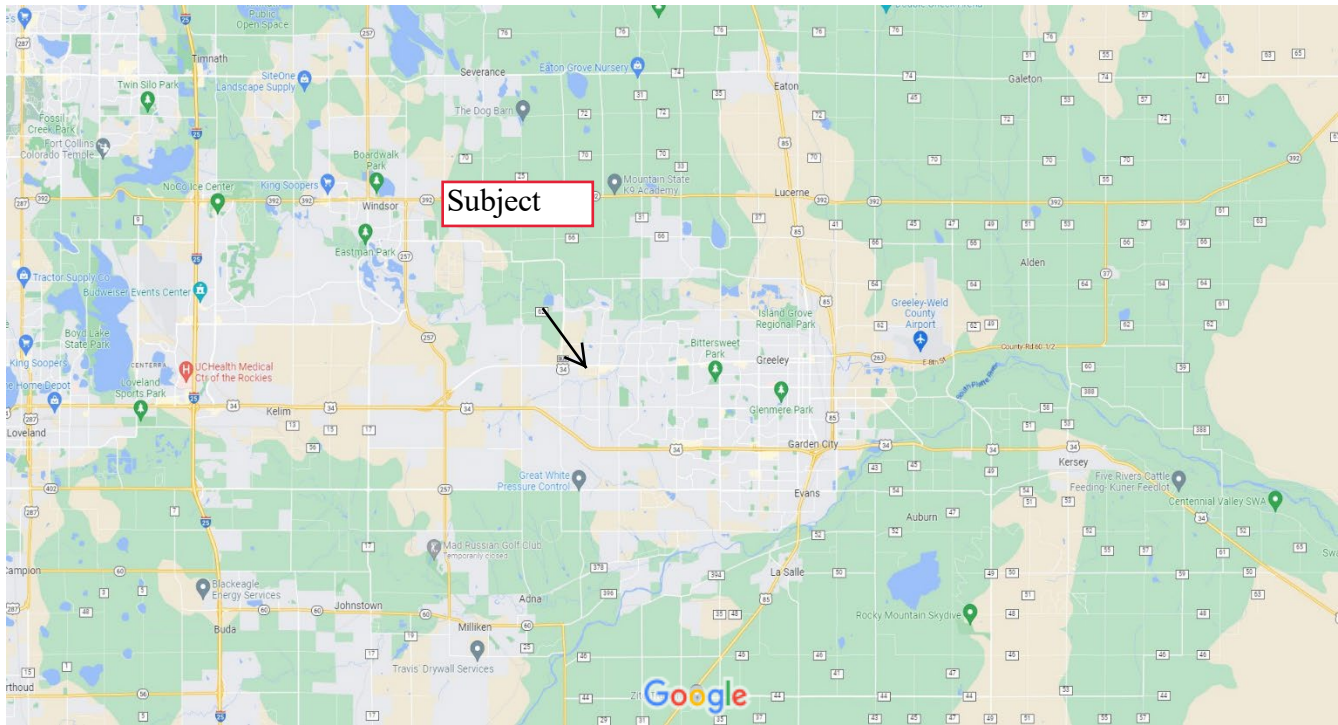
3. ZONING.

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. Any inaccuracies or changes in the zoning information shall not be cause for adjustment or rescission of any contract resulting from this

Invitation for Sealed Bids or Sales Agreement.

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 77th Avenue Interchange. Approximate address: 1010 77th Ave, Greeley, CO 80634.

CDOT Parcel Map

Aerial Plat Map



Site Photographs



Southerly View from 10th St.



An Easterly View of Northern portion of the Parcel



Easterly View from 77th Ave



Northerly View from the Southwest Corner



Northwesterly View from the Southeastern Corner



Northerly view from W 11th St Along Southern Border



Easterly View of Southern Border Along W. 11th St



Westerly View of Southern Border along 11th St. Toward 77th Ave