

## TRADE AREA DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	3,537	27,298	76,766
Average HH Income	\$91,899	\$106,915	\$87,416
Businesses	78	1,084	2,656
Employees	306	11,578	24,939

Source: Applied Geographic Solutions, 2023 Estimates

## TRAFFIC COUNTS

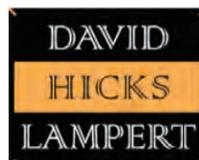
On Highway 34 east of 83rd Street	23,570 Cars/day
On Highway 34 west of 83rd Street	23,141 Cars/day

Source: CDOT 2023



FOR MORE INFORMATION, PLEASE CONTACT

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# AVAILABLE LAND FOR SALE OR LEASE

# BOOMERANG

SEC 83RD AVENUE & W. 10TH STREET - GREELEY, CO



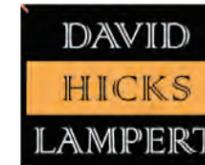
- New retail development located on the SEC of W. 10th Street & 83rd Avenue.
- Approximately 1.26 acres available for Sale, Build to Suit or Ground Lease.
- 200 single family units planned on the site which will break ground Fall 2023.
- Excellent Pad Site for Fast Food, Day Care, Automotive and Medical Uses.
- Located within a ten minute drive time from the new 212,000 SF UC Health Hospital and UC Health Greeley Medical Center with approximately 700 employees on campus.
- Pads can be subdivided and will be delivered Q1 2023.

Developed By



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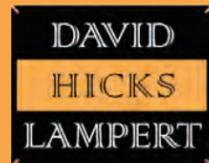
# BOOMERANG

SEC 83RD AVENUE & W 10TH STREET - GREELEY, CO

Developed By



- Greeley metropolitan statistical area ranked as the No. 1 fastest growing city in Colorado.
- No. 5 fastest-growing MSA in the country within the past nine years from the 2016 census to the 2021 estimate.
- The Greeley MSA – encompassing all of Weld County – saw population increase from 252,825 in 2010 to 348,019 in 2022, an increase of 37.7 percent.
- Greeley population increased from 328,981 to 348,019 from 2020 to 2022 or 5.8 percent.



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DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY OR TRANSACTION-BROKERAGE.

### BROKERAGE DISCLOSURE TO TENANT DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, landlord includes sublandlord and tenant includes subtenant.

**Landlord's Agent:** A landlord's agent works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord's agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord.

**Tenant's Agent:** A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant's agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenant's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

**Transaction-Broker:** A transaction-broker assists the tenant or landlord or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a tenant's financial ability to perform the terms of a transaction and, if a residential property, whether the tenant intends to occupy the property. No written agreement is required.

**Customer:** A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

### RELATIONSHIP BETWEEN BROKER AND TENANT

Broker and Tenant referenced below have NOT entered into a tenant agency agreement. The working relationship specified below is for a specific property described as:  
Boomerang - Located SWC of 83rd Ave & W 10th Street, Greeley, CO \_\_\_\_\_ or real estate which substantially meets the following requirements:  
\_\_\_\_\_.

Tenant understands that Tenant shall not be liable for Broker's acts or omissions that have not been approved, directed, or ratified by Tenant.

#### CHECK ONE BOX ONLY:

**Multiple-Person Firm.** Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

**One-Person Firm.** If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

#### CHECK ONE BOX ONLY:

**Customer.** Broker is the landlord's agent and Tenant is a customer. Broker is not the agent of Tenant.

Broker, as landlord's agent, intends to perform the following list of tasks:

Show a property  Prepare and Convey written offers, counteroffers and agreements to amend or extend the lease.

**Customer for Broker's Listings – Transaction-Brokerage for Other Properties.** When Broker is the landlord's agent, Tenant is a customer. When Broker is not the landlord's agent, Broker is a transaction-broker assisting in the transaction. Broker is not the agent of Tenant.

**Transaction-Brokerage Only.** Broker is a transaction-broker assisting in the transaction. Broker is not the agent of Tenant.

If Broker is acting as a transaction-broker, Tenant consents to Broker's disclosure of Tenant's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Tenant, or use such information to the detriment of Tenant.

#### THIS IS NOT A CONTRACT.

If this is a residential transaction, the following provision shall apply:

**MEGAN'S LAW.** If the presence of a registered sex offender is a matter of concern to Tenant, Tenant understands that Tenant must contact local law enforcement officials regarding obtaining such information.

#### TENANT ACKNOWLEDGMENT:

Tenant acknowledges receipt of this document on \_\_\_\_\_.

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Tenant

#### BROKER ACKNOWLEDGMENT:

On \_\_\_\_\_, Broker provided \_\_\_\_\_ (Tenant)

with this document via \_\_\_\_\_ and retained a copy for Broker's records.

Brokerage Firm's Name: David, Hicks and Lampert Brokerage, LLC

  
\_\_\_\_\_  
Broker