

FT. LUPTON - WELD COUNTY, COLORADO

- 280± acres
- Close proximity to Ft. Lupton and Brighton
- 30 min from Denver International Airport
- Surface Water Rights
- Development Potential

LISTING PRICE:
\$12,000,000

FOR SALE
280±
acres



EXECUTIVE SUMMARY

An opportunity to acquire approximately 280± acres along County Road 8 in southern Weld County. Strategically positioned between Fort Lupton and Brighton, the property consists of two contiguous parcels under common ownership and offers the scale and configuration to support agricultural operations, long-term investment, or future employment, industrial, technology and energy development.

The property is presently zoned Agricultural in unincorporated Weld County. Its substantial acreage and location within the growing US Highway 85 and Interstate 76 corridor provide a strong foundation for a buyer prepared to evaluate zoning, infrastructure and development alternatives.

Water interests include shares in the Wellington Reservoir Company, Burlington Ditch Reservoir and Land Company, and Brighton Lateral Ditch Company. Ownership, conveyance terms, historical use, transferable yield and suitability for future development remain subject to verification.

The property provides access to the northern Denver metropolitan area, Denver International Airport and expanding Weld County employment centers. Existing agricultural use offers an interim holding strategy while a purchaser evaluates potential development plans and required approvals.

Prospective purchasers should independently verify acreage, boundaries, access, zoning, permitted uses, utility availability and capacity, water rights, environmental conditions, mineral interests and development feasibility. No survey is being provided, and all future development concepts are subject to governmental and utility-provider approvals.



The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.
C&J SUTTON LLC - JN02W-CO



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