

Villagio Subdivision

40.00 Acres

Weld County, CO

\$5,500,000



HAYDEN  OUTDOORS[®]



Activities & Amenities

Development Potential

Land Details

Address: TBD, Fort Lupton,
Colorado 80621, USA

Closest Town: Fort Lupton.

Total Acres: 40.00

Deeded Acres: 0.00

Leased Acres: 0.00

Zoning: Agricultural



Property Summary

Villagio Subdivision is +/-40 acres that is being platted for 163 single family residences. It is located across the street from a completed, sold out subdivision on the corner of County Road 12 and County Road 29.5. All services are at the property and newly paved roads are on the east and south. This is the best deal you will find from a city on the front range of Colorado.





Land

Villagio Subdivision is +-40 acres and has been taken through planning and zoning in Fort Lupton over the last two years. Our engineers have come up with a plan for 163 lots with lot sizes being 40X115, 50X110 and 60X110. Western Engineering Consultants are working toward a final plat on the property with an estimated completion in February of 2023. Seller will close this property at final plat.

All city services border the property and the road on the west side of the property is newly paved. A subdivision across the street has just completed sellout. The water is currently 4 residential units per share of CBT. The developer will have to put in the non-potable infrastructure to receive the 4 taps per share of CBT. The city will supply the water for the non-potable system.

Improvements

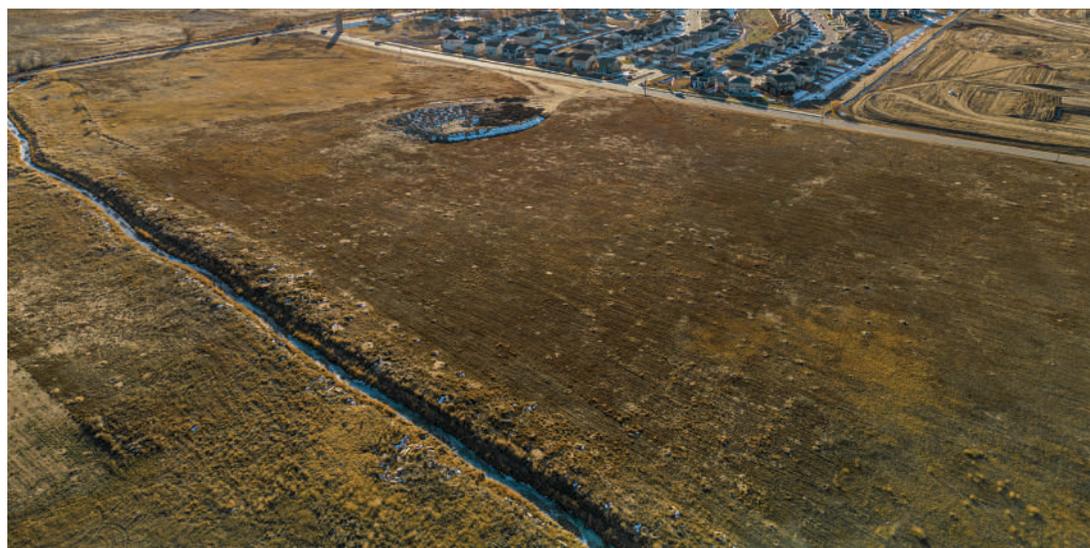
We will be delivering a final engineered and approved plat at closing.

All city services are at the southwest corner of the development.

Location

The property is on the west side of Fort Lupton, Colorado. It is a fast growing town just north of Brighton, Colorado. It is well located just 30 miles from downtown Denver and also 30 miles from DIA. It has excellent access to Highway 85 and also to the I-25 corridor.

**All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.*









Hayden Outdoors *Buyer Process*

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser’s ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to promote and sell our properties. We offer industry commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise “any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination.”

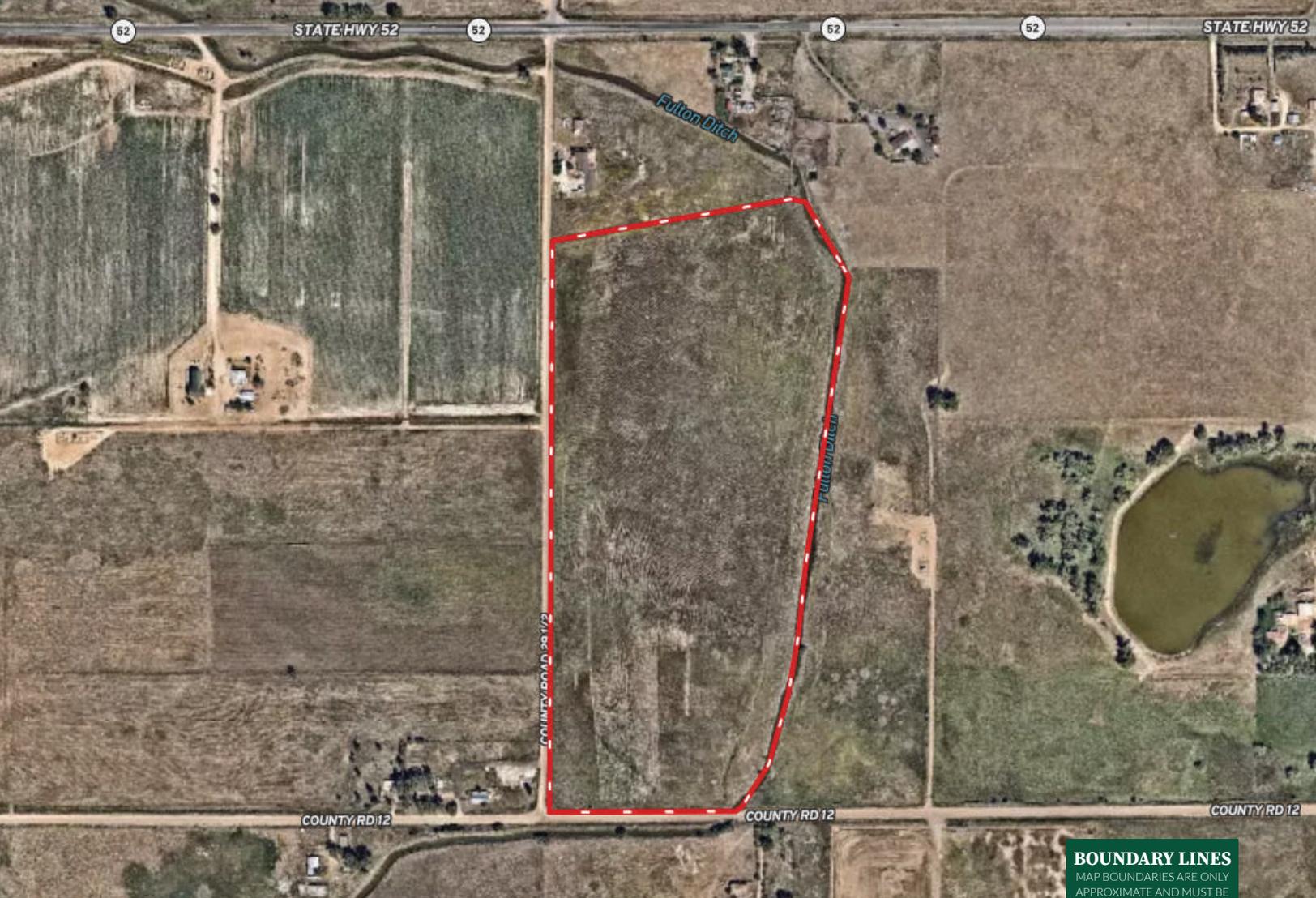


“The service you get transcends anything I’ve ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody”

- RICK STEINER, SELLER/BUYER

Scan to see more
testimonials





BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.

 Boundary



Seth Hayden

 Broker Partner, Licensed in CO, UT & WY
 Seth@HaydenOutdoors.com
 970.692.6321


**HAYDEN
OUTDOORS.
REAL ESTATE**

