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ST. MICHAEL'S

GATEWAY TO GREELEY

*St. Michael's is located in rapidly growing west Greeley
at the intersection of US Highway 34 and 65th Avenue.*

A variety of commercial land opportunities are presented here.

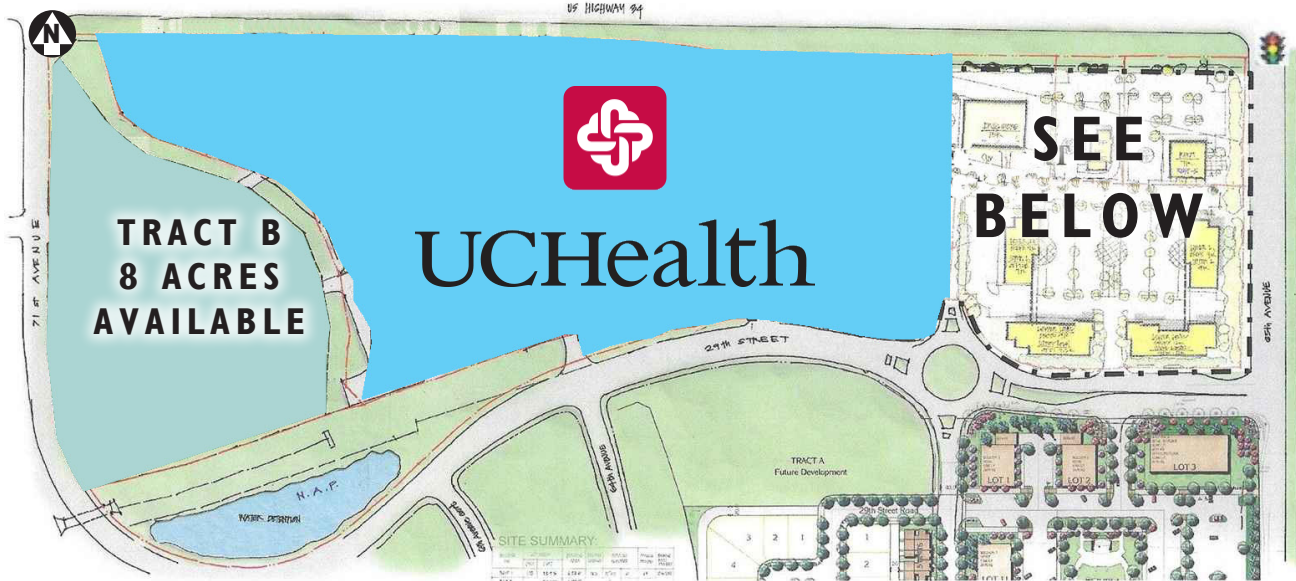


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Site Plan ~ St. Michael's Gateway Commons



St. Michael's Minor Subdivision



Lot Availability & Pricing

LOT	LAND USE	SIZE	PRICE/SF	PRICE
	TRACT A COMMERCIAL	21 AC	SOLD - UCHealth	
	TRACT B COMMERCIAL	8 AC	\$4.00/SF	\$1,393,920
2	RETAIL/OFFICE	1.53 AC	\$16.00/SF	\$1,066,348
3	RETAIL/OFFICE	1.33 AC	\$13.50/SF	\$782,120
4	RETAIL/OFFICE	1.18 AC	\$13.50/SF	\$693,911
5	RETAIL	1.27 AC	SOLD - Christian Brothers Auto	



Location Map



DEMOGRAPHICS

65th Avenue & Highway 34 Greeley, CO	1-Mile	3-Mile	5-Mile
2013 Est. Population	5,191	36,207	99,398
2018 Projected Population	6,125	51,414	145,121
2014 Est. Average HH Income	\$69,554	\$63,997	\$47,363
2014 Est. Average HH Size	2.40	2.68	2.65

Source: Site to Do Business Online, August 2014

Traffic Counts: 43,847 VPD (Hwy 34 & 65th Ave)

Source: City of Greeley 2012

Northern Colorado

St. Michael's is located in rapidly growing west Greeley. This 37+ acre parcel has excellent retail, restaurant and office opportunities available.

"Northern Colorado offers all of the advantages of a large metropolitan area without the hustle and bustle of big-city life." Comprised of several growing and dynamic communities, Northern Colorado cities consistently rank in the top cities to relocate in the United States. "With a regional workforce numbering close to half a million, three major universities, a thriving community college system and legendary quality of life, the region is a new economic force in the Rocky Mountain West."

Residents in the region lead healthy, active lifestyles and have plenty of amenities to enjoy. Everything from Rocky Mountain National Park and the Poudre Canyon to numerous bike trails and first-class recreation facilities. The climate is exceptional with more than 300 days of sunshine per year.

This region is the home to a number of diverse companies. Hewlett-Packard Company, Agilent Technologies, Eastman Kodak, Hach Chemical Company, LSI Logic, Woodward, Group Publishing, Anheuser-Busch, Leprino Foods, JBS USA, State Farm Insurance, and Vestas Wind Turbines are just a few.

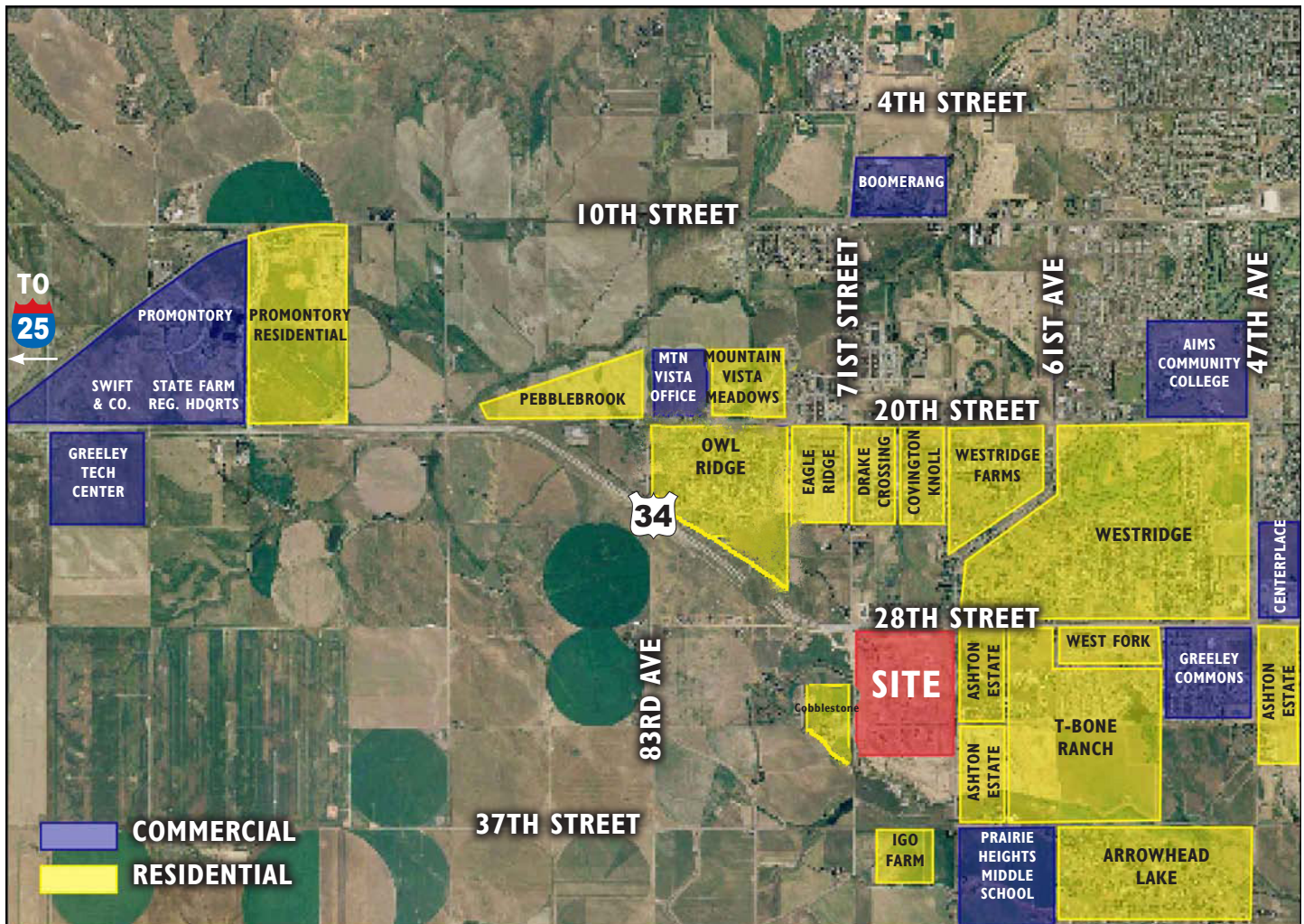
~ NORTHERN CO ECONOMIC DEVELOPMENT CORP WEBSITE



West Greeley Map of Retail Activity



West Greeley Map of Activity



Greeley Area Information:

Weld County is surrounded by beauty in Northeastern Colorado, and it is top-ranked nationally for the agriculture products sold here. The oil and natural gas industry is thriving in Weld County, and it contributes over \$623 million to the economy.

Greeley itself sits on the high plains and people can view the gorgeous Rocky Mountains only 30 miles to the West. Sprawling farms and vast grasslands dominate land to the East, and the city enjoys a moderate one-hour driving distance from Denver to the South.

- Greeley Ranked 8th in Nation for Projected Growth in 2014 by HIS Global Insight Study
- Greeley MSA Ranked 10th on Milken Institute's 2013 Best Performing Cities Report
- Forbes Rankings:
 - Greeley ranked #5 "Best Small Cities for Jobs 2014".
 - Greeley ranked #4 "Best Places for Job Growth 2014".
 - Greeley ranked #20 "Best places for Business 2014"
- Weld County had the largest percentage increase in employment in the U.S. in 2013, booming 6% for the year compared with 1.8% nationwide, according to the U.S. Bureau of Labor Statistics.
- Greeley ranked #2 in the U.S. in 2013 by NerdWallet for fastest growing incomes
- Greeley MSA is #1 in the U.S. for personal Income Growth
- In 2010, Greeley and Weld County's wages grew 6.2%; that growth rate was 9th in the country, and above the national average of 3%
- Greeley is among the best recovering Metropolitan Statistical Areas in the nation in bouncing back from the recession
- Weld County is located within an hour of Denver International Airport. It has excellent access to I-25, U.S. Highway 34, and U.S. Highway 85
- There are multiple large corporate and manufacturing facilities in Greeley and Weld County, such as State Farm Insurance, Noble Energy, JBS Swift & Company, Leprino Foods, Owens-Illinois, Kodak, Metal Container Corporation, and Vestas
- Greeley is the home of the University of Northern Colorado, as well as Aims Community College

Greeley at a Glance:

Incorporated	1886
2015 Population	100,000
Land Area (square miles)	46.66
Population Trend 2015-2020 Increase	1.29%