

# SEQ & SWQ Highway 85 & 31<sup>ST</sup> Street

Evans, Colorado



## SPACE AVAILABLE

Multiple Lots Available  
SEQ Lots 1 & 2  
SWQ Lots 4, 5, & 6

## TRAFFIC COUNTS

Highway 85 south of 31st Street - 28,000 VPD  
Highway 85 north of 31st Street - 25,000 VPD  
31st Street west of Highway 85 - 5,700 VPD  
31st Street east of Highway 85 - 4,000 VPD

## CONTACT INFORMATION

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President

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Economic Development Director

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## PROPERTY INFORMATION

- Heavily trafficked highway location with high visibility.
- Great location for boutique retail, restaurant, hotel, and/or medical offices.
- Family Dollar, Kum & Go, & QuikTrip located across the street.
- Property is part of the Evans Redevelopment Agency Properties Highway 85 Urban Renewal Area.
- Each lot will be development ready with all utilities stubbed the site.
- The City is currently out to bid for public improvements on Southgate drive that will reroute traffic through the development.

## QUICK FACTS

Population	Community	Retail Trade Area
2020	22,165	99,927
2023	23,890	104,881
2028	25,598	111,852

Income	Community	Retail Trade Area
Average HH	\$88,497	\$92,995
Median HH	\$70,414	\$74,717
Per Capita	\$30,854	\$32,871

Age	Community	Retail Trade Area
Median Age	31.91	33.42
Average Age	33.10	35.20



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