

4200 Co Rd 38  
4200 Co Rd 38 | Platteville, CO | US | Weld County  
Available Acres: 57.28 | Sale Price: \$4,750,000

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Last Updated: Jul 18, 2025

Economic Development Contact

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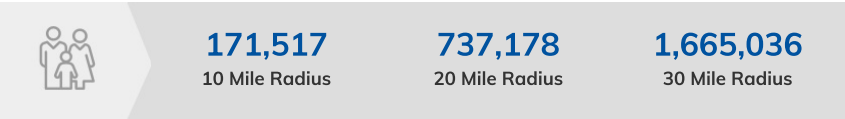
Realtor/Owner Contact

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Property and Area Description

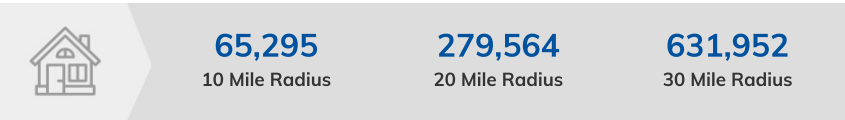
-SOLD AS PACKAGE - Land & Water - Asking \$5,000,000 -ENTERTAINING REASONABLE OFFERS -WATER, crucial for development, is included in the purchase of the 58 acres: 45 Units of Colorado Big Thompson (CBT), Highland Ditch, Ish Reservoir, Lake McIntosh, Highland Lake Lateral. Water is largely transferable to area residential and commercial tracts! -LOCATION is prime! \* 35 mins. S to downtown Denver. \* 30 mins. S of Ft. Collins. \* 67 miles S of Cheyenne, WY. Near multiple cities and bedroom communities that house a talented and skilled employee pool. -ZONED HC - Highway Commercial Allowed & Conditional Uses: Homes, multi-family, clinics/hospitals, offices, retail sales, colleges, food services, hotels, churches, campgrounds, travel plaza and MORE! -MINERALS EXCLUDED. Annexation Agreement, acquisition letter, other marketing pieces & maps are available upon request. Information deemed reliable but not guaranteed. Call or e-mail me for further information. Your interest is both appreciated and reciprocated.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation