

Timnath Ranch

DEVELOPMENT LOTS FOR SALE

Improved development ground located just 5 minutes from I-25 along the growing Harmony Corridor. Timnath Ranch is Northern Colorado's newest business address with the perfect location.

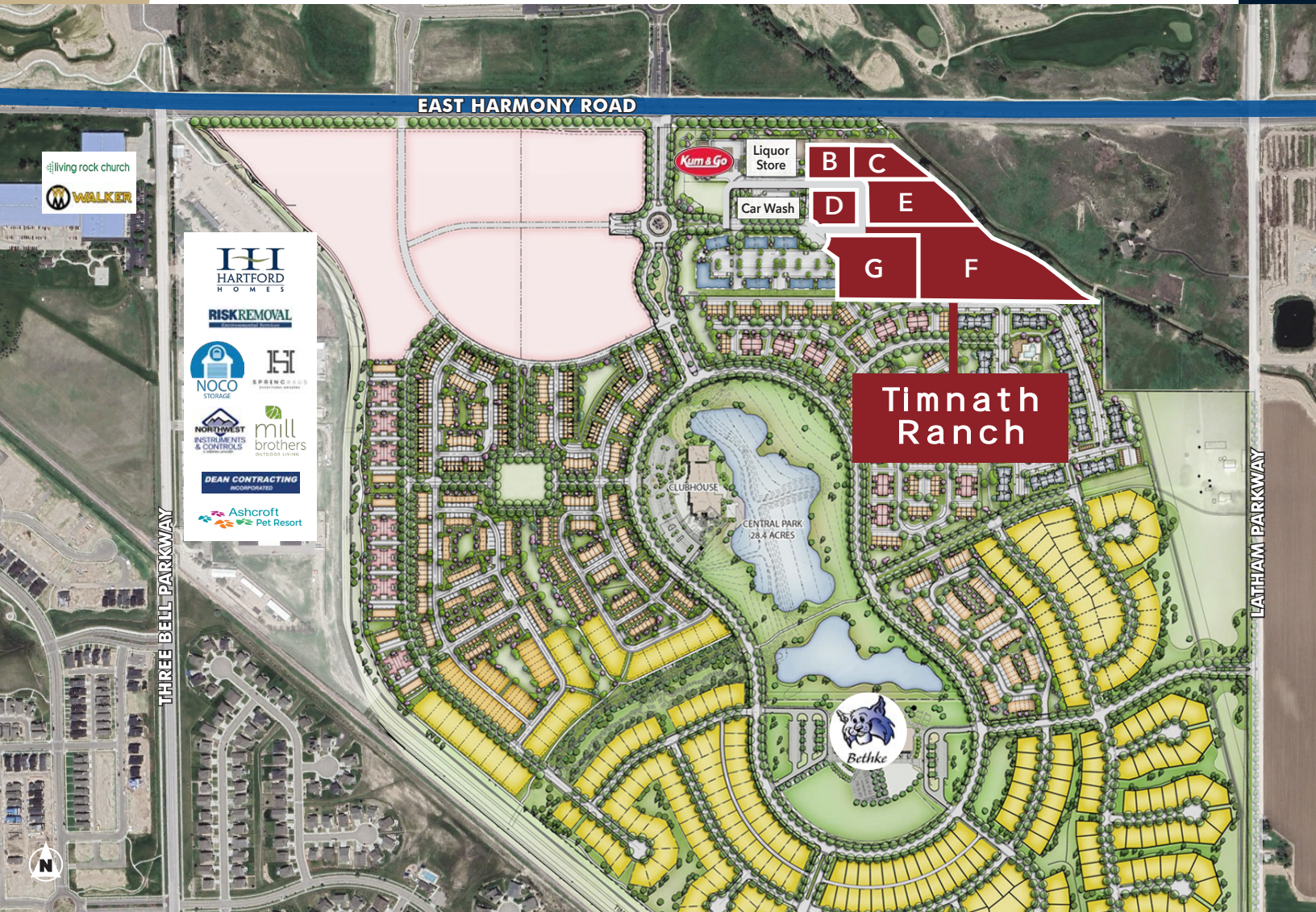




COMMERCIAL LOTS AVAILABLE

LOT:	ACRES:	SQUARE FEET:	PRICE:	USE:
Lot B	0.92 AC	40,075 SF	\$20.00/SF	Retail/Commercial
Lot C	1.05 AC	45,738 SF	\$18.00/SF	Retail/Commercial
Lot D	0.88 AC	38,333 SF	\$18.00/SF	Retail/Commercial
Lot E	1.91 AC	83,200 SF	\$16.00/SF	Retail/Commercial
Lot F	5.49 AC	239,144 SF	\$8.00/SF	Commercial
Lot G	2.92 AC	127,195 SF	\$11.00/SF	Commercial

**Proposed lot layout - all acreage is approximate.*



AREA INFORMATION



Demographics

Estimated Population

5 Mile	86,129
10 Miles	301,092
15 Miles	492,872

Estimated Households

5 Mile	31,161
10 Miles	117,564
15 Miles	190,043

Average Household Income

5 Mile	\$143,759
10 Miles	\$116,143
15 Miles	\$112,564

- ESRI 2024

Area Drive Times

Loveland	12 Minutes	10.6 Miles
Greeley	30 Minutes	20.8 Miles
DIA	57 Minutes	63.7 Miles
Denver	46 Minutes	50.5 Miles

- Google Maps 2024

Traffic Counts

I-25 North of Harmony Road - **69,000 VPD**

- CDOT 2021

#1

TIMNATH

2022 Best Place to Live
in Larimer County
- Niche.com



7,967

Town of Timnath
Population
- 2022



73.4%

Owner Occupied
Housing Units
- 5 Mile Radius



1.59%

2022-2027 Annual
Population Growth Rate
- 5 Mile Radius



8,000

New & Planned
Homes in the
Immediate Vicinity



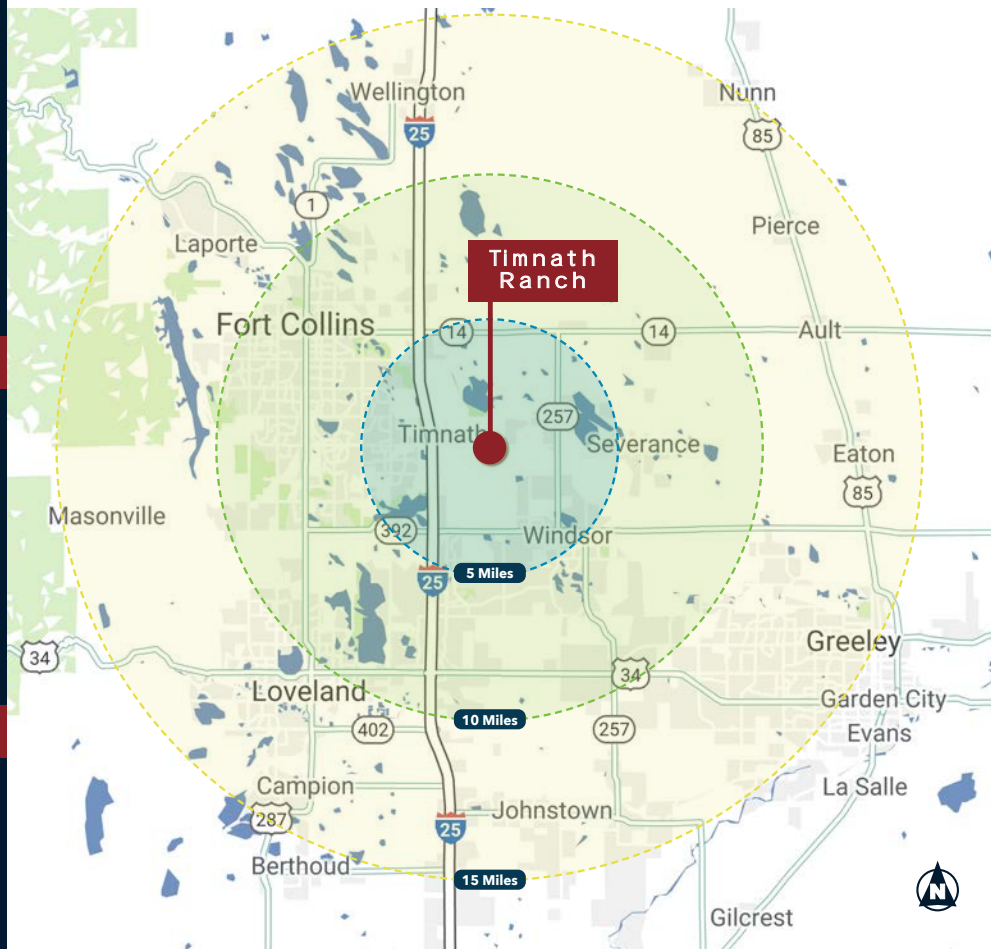
148,683

Employees
- 10 Mile Radius



11,670

Businesses
- 10 Mile Radius



Timnath Ranch

WWW.TIMNATHRANCHCOMMERCIAL.COM



CONTACTS

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