

**JOHNSTOWN FARMS
NWC CENTENNIAL DR & PARISH AVE**

JOHNSTOWN, COLORADO 80534



1.744 ACRE LOT FOR SALE
COMMERCIAL OR MULTIFAMILY LOT FOR SALE
SALE PRICE: \$12.00/SF

This 1.7-acre site in Johnstown, Colorado allows for multifamily and commercial developments. It is well-positioned next to the new Johnstown city hall and the Johnstown police department and across the street from the YMCA community center. The site is ideally located for, but not limited to, a coffee shop or gas station. Please call the listing broker for more information.

CLICK TO SEE ACCEPTABLE USES

JOHNSTOWN FARMS

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NEW RESIDENTIAL DEVELOPMENTS WITHIN 5 MI

PROPOSED LOTS | RESIDENTIAL UNITS

Revere	1,500
The Granary	921
Johnstown Farms	750
The Ridge Johnstown	530
Vista Commons	511
Johnstown Village	473
Platte River Village	450
Mountain View	393
Purvis Farms	381
Red Mountain	245



**SUBJECT
PROPERTY**

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2021 Population	4,981	19,298	25,190
2026 Projected Pop	5,693	22,050	28,948
2021 Households	1,783	6,599	8,600
2026 Households	2,040	7,548	9,892
Avg. HH Income	\$86,774	\$106,953	\$110,226
Future Lots	1,433	5,154	13,232

Source: CoStar, 2022

WELD COUNTY

AT A GLANCE

cushmanwakefield.com



WELD COUNTY AREA OVERVIEW

With 31 cities and towns, Weld County is one of Colorado's largest counties, encompassing nearly 4,000 square miles. The sheer size and diversity of Weld County allows it to meet almost any type of site requirement. Weld County ranks No. 1 in the state and No. 8 in the country in the value of agricultural products sold (\$1.5 billion annually). Weld County's top industry sectors include energy production, manufacturing, health & wellness, business services, and agriculture.

BUSINESS CLIMATE

The Greeley/Weld County Metropolitan Statistical Area (MSA) was the seventh-fastest growing in the United States, increasing by 39.7% from 2000 to 2010. The population growth rate is much higher than the state average of 16.92% and higher than the national average rate of 9.71% (U.S. Census Bureau). Weld County has no long-term or short-term debt, no county sales tax, a low mill levy, and is able to pay for long-term projects with cash.

The County has an excellent transportation infrastructure with Interstates 25 and 76, Highways 85 and 34, and service by three rail roads. With affordable housing costs, low taxes, an abundant workforce, and a favorable business climate, Weld County continues to exceed statewide and nationwide job growth.

Source: metrodenver.org

WELD COUNTY MAJOR EMPLOYERS

Source: northerncolorado.com



DEMOGRAPHIC HIGHLIGHTS

- As of 2019 the region's population increased by 16.8% since 2014, growing by 46,389. Population is expected to increase by 10.1% between 2019 and 2024, adding 32,670.
- From 2014 to 2019, jobs increased by 13.5% in Weld County, CO from 113,727 to 129,080. This change outpaced the national growth rate of 7.3% by 6.2%. As the number of jobs increased, the labor force participation rate decreased from 69.7% to 69.0% between 2014 and 2019.

Source: EMSI, 2020



TOTAL POPULATION

322,431



TOTAL REGIONAL EMPLOYMENT

129,080



MEDIAN HOUSEHOLD INCOME

\$70.9K

Source: ESRI, 2020

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DRIVE TIMES	TIME	MILES
I-25/Hwy 60	8 Minutes	4.5 Miles
Loveland	22 Minutes	13 Miles
Greeley	30 Minutes	16 Miles
Fort Collins	40 Minutes	26 Miles
Downtown Denver	1 Hour	47 Miles

For more information, please contact:

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