

Development Opportunity

LAND FOR SALE WITH I-25 EXPOSURE

SWC Fairgrounds Ave & CR 30 - Loveland, CO

Project Overview

Located in the middle of one of the fastest growing areas in Northern Colorado and surrounded by an abundance of regional amenities, this site has both great exposure and access to I-25.

Property Details

AVAILABLE LAND:

Size: ±89 Acres (demisable)

Price: \$5.50/SF (total available)
Contact broker for details

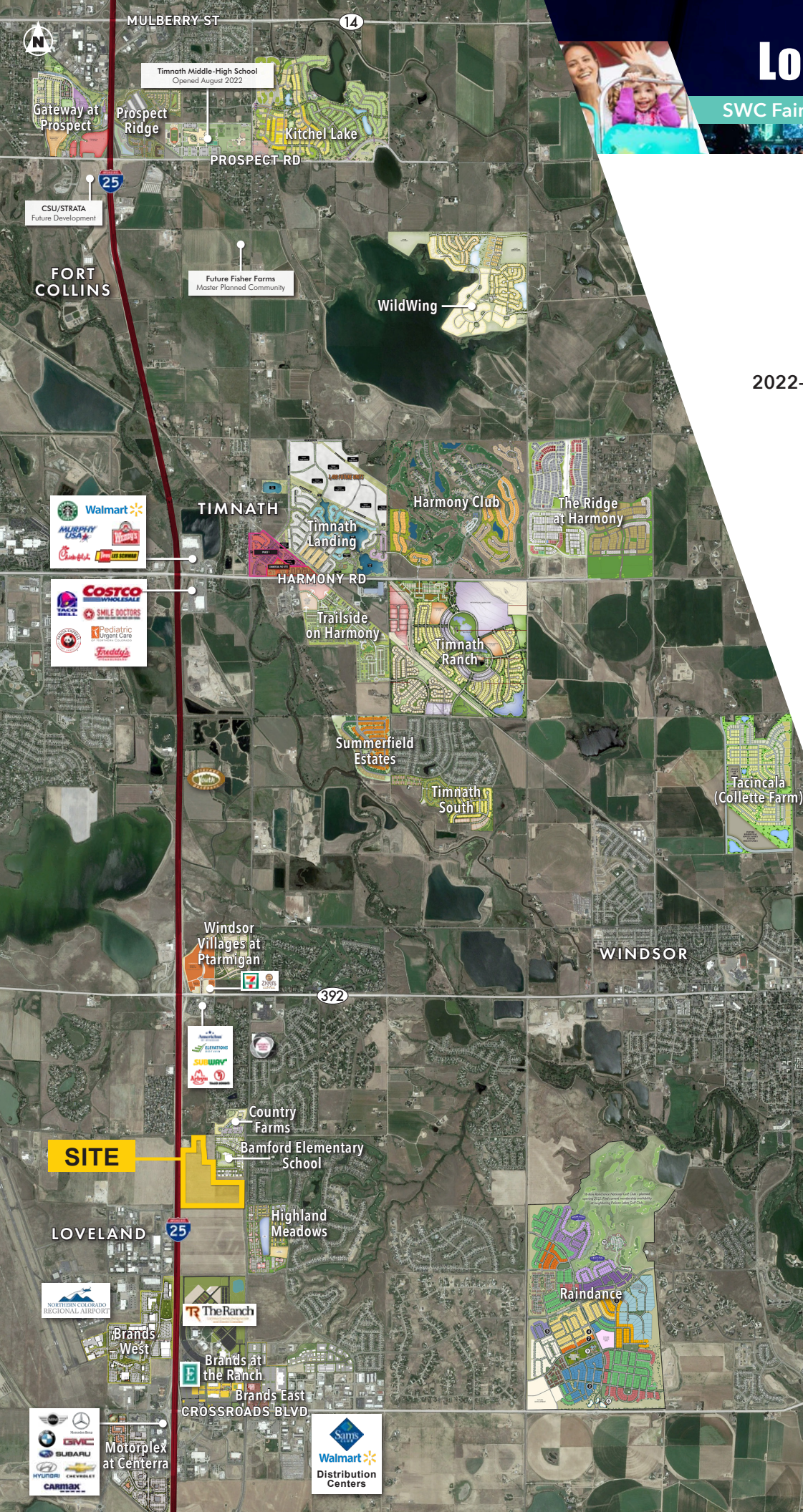
LAND USE: Business, Hospitality, Entertainment, Retail

ZONING: B - Business, City of Loveland

Regional Amenities

- **The Ranch Events Complex**
 - 240 acre master-planned community
- **Northern Colorado Regional Airport**
 - Regional airport facility
- **The Promenade Shops at Centerra**
 - Outdoor lifestyle retail center with over 80 specialty shops and restaurants
- **Marketplace at Centerra**
 - Target anchored shopping center with over 35 shops and restaurants
- **Centerra**
 - 3,000 acre master-planned community with more than 25 restaurants, 4 hotels, 4 banks and 1.5 million SF of retail
- **2534**
 - 600 acre master-planned community with more than 50 acres of retail





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Area Demographics

5 Miles - 10 Miles - 15 Miles

2022 Estimated Population

86,588 - 325,721 - 502,653

2027 Population Five Year Projection

93,136 - 343,179 - 529,075

2022-2027 Annual Population Growth Rate

1.47% - 1.05% - 1.03%

2022 Average Household Income

\$147,858 - \$117,264 - \$112,795

- ESRI 2023

Area Drive Times

Fort Collins 7 Minutes

Greeley 18 Minutes

Denver 50 Minutes

DIA 51 Minutes

Estes Park 56 Minutes

- Google Maps 2023

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