

RETAIL LAND FOR SALE OR GROUND LEASE



13987 Foster Court

Longmont, CO 80504

1.425 AC RETAIL LAND NEXT TO NEW CLUB CAR WASH

- Growing population with an under-served retail market
- Immediate access to I-25
- Next to Kitley Ranch development - 429 units approved!
- High area incomes

TRAFFIC COUNTS

- Hwy 66 E/O I-25: 22,596 VPD
- Hwy 66 W/O I-25: 18,951 VPD
- I25 N/O Hwy 66: 76,454 VPD
- I25 S/O Hwy 66: 96,116 VPD

MPSI 2025 traffic estimates

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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Total Population	738	9,945	44,270
2024 Total Daytime Population	2,745	9,573	37,489
Average Household Income	\$160,433	\$151,282	\$148,824

Source: 2024 Esri



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