

SALE | LEASE | BUILD-TO-SUIT

TBD MARKETPLACE DRIVE

JOHNSTOWN, CO 80534



6.26 ACRES AVAILABLE | SALE PRICE: \$6.75/SF

BUILD-TO-SUIT OR GROUND LEASE OPTIONS AVAILABLE

BUILD-TO-SUIT OPTIONS: 15,000 – 50,000 SF

INDUSTRIAL LIGHT (I-1) ZONING; TOWN OF JOHNSTOWN

Located off I-25, this 6-acre parcel provides a great opportunity to be in the middle of all the new growth coming to Johnstown. The property is zoned for light industrial use and would be a great site for commercial, employment and light industrial development. With new master planned communities both north and south of this site, the population and traffic counts along the I-25 corridor will increase significantly. Both build-to-suit and ground lease opportunities are available – please contact the listing brokers for more information.

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BUILD-TO-SUIT OPTIONS

TWO BUILDING OPTION



ONE BUILDING OPTION



DEMOGRAPHICS

CoStar, 2023

	1 Mile	3 Mile	5 Mile
2022 Population (Pop.)	47	8,600	29,866
2027 Pop. Projection	53	10,164	34,872
2022 Households (HH)	18	3,014	11,474
Avg. HH Income	\$139,333	\$130,252	\$117,363

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JOHNSTOWN AT A GLANCE



6,573
HOUSEHOLDS



18,221
POPULATION



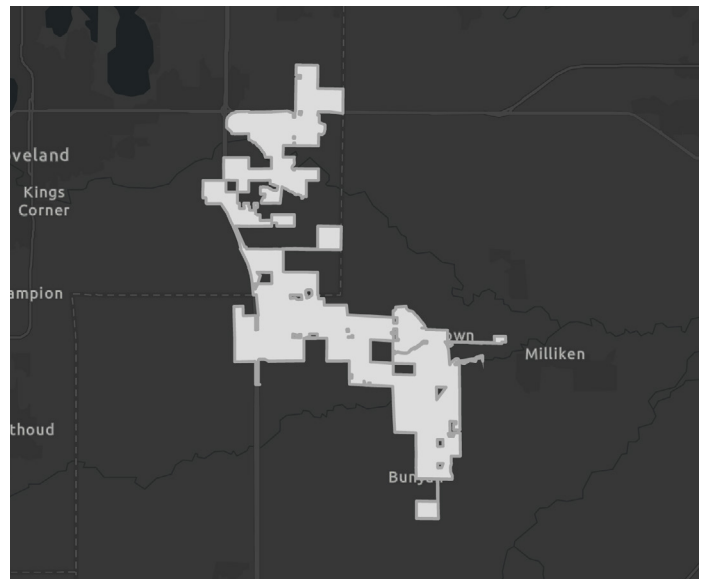
\$86,850
MEDIAN INCOME



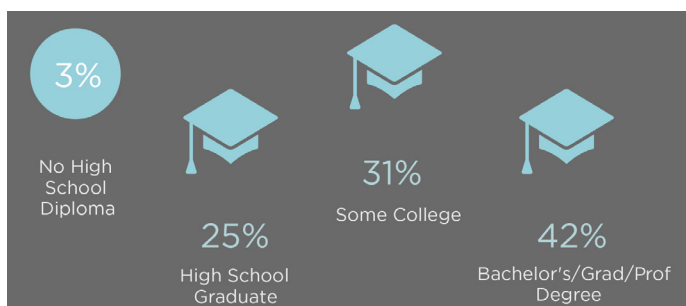
37.7
MEDIAN AGE

Johnstown is strategically located just 40 minutes north of Denver and 20 minutes south of Fort Collins along I-25. Convenient to businesses and retail, Johnstown is in the heart of the Front Range community with easy access to highways and major arterials. Johnstown is also centrally located between the campuses of Colorado State University in Fort Collins, Northern Colorado in Greeley, and University of Colorado at Boulder. Johnstown is well positioned in the middle of it ALL.

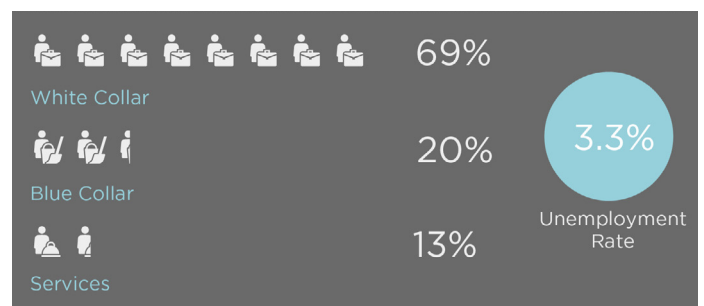
With a variety of active development sites in progress, there really is something for everyone in the Colorado commercial, industrial and residential development industry. Surrounded by existing medical facilities, renowned higher education, and exciting new growth in all areas, the development of your asset would become an integral part of this booming community.



EDUCATION



EMPLOYMENT



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DRIVE TIMES

Google, 2023

	Miles	Minutes
Fort Collins	12 miles	15 mins
Greeley	14 miles	20 mins
Longmont	20 miles	25 mins
Denver	40 miles	35 mins
DIA	50 miles	45 mins
Highway 34	5.5 miles	10 mins
W Highway 60	2.5 miles	4 mins



Contact

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