



THE WOODMONT COMPANY

**Future Medical Campus
Anchored by Hospital**

**Windsor Villages at Ptarmigan
114 SINGLE FAMILY HOMES,
180 MULTI-FAMILY UNITS
DEVELOPMENT OPPORTUNITY**



WINDSOR VILLAGES AT PTARMIGAN

4701 Oakmont St | Windsor, Colorado 80528

GRANT GARY | ggary@woodmont.com | 817.377.7735

BRITTON LANKFORD | blankford@woodmont.com | 214.546.2622

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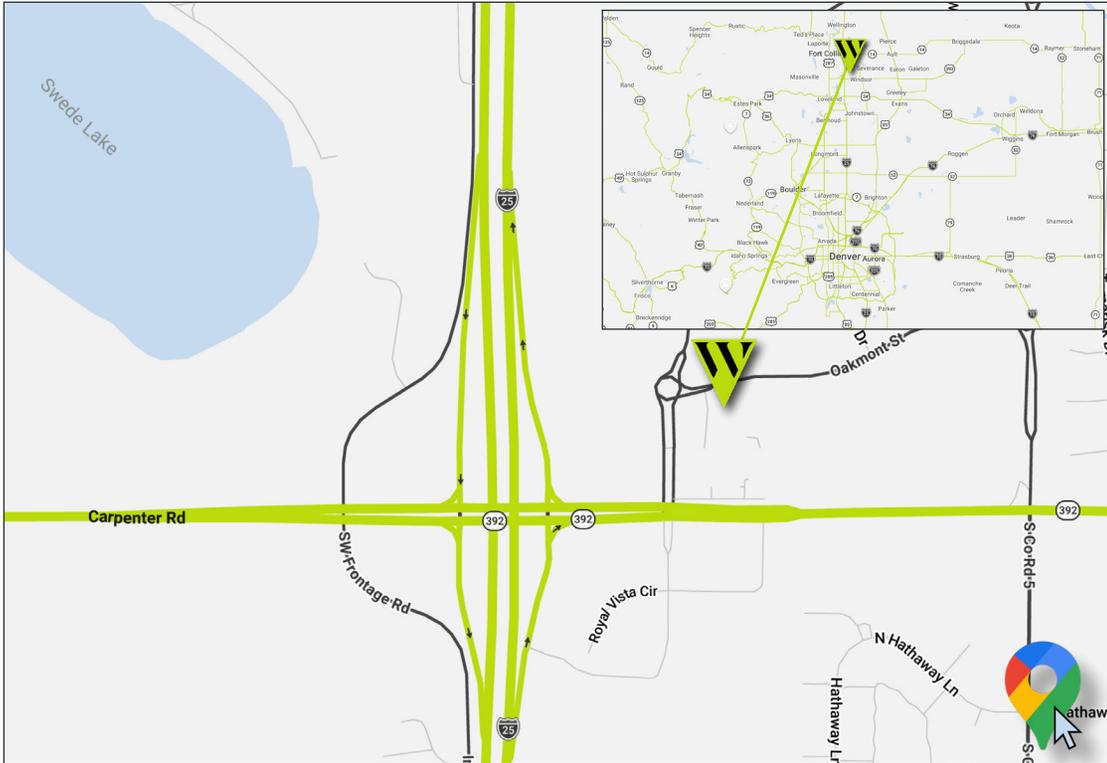
WOODMONT.COM

PROPERTY INFORMATION



THE WOODMONT COMPANY

4701 OAKMONT ST | WINDSOR, COLORADO 80528



LOCATION

4701 Oakmont St | Windsor, Colorado 80528

HIGHLIGHTS

- ▶ .60 Acre Pad Site | Windsor, CO (Next to Kiddie Academy)
- ▶ **Built-in family-driven traffic:** Immediate adjacency to a high-performing Kiddie Academy delivers consistent weekday traffic and a natural patient base for dental, medical, therapy, and professional office users.
- ▶ **Purpose-built scale:** Supports a ±6,000 SF single-story office or medical building—ideal for dentists, orthodontists, pediatric or family practices seeking efficient, modern space.
- ▶ **High-growth, low-risk location:** Positioned in one of Northern Colorado's fastest-growing communities with strong incomes, new rooftops, and proven complementary co-tenancy.
- ▶ Visit Town of Windsor Community Development [Website](#)

AREA RETAILERS & RESTAURANTS



KIDDIE ACADEMY OF WINDSOR



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PROPERTY AERIAL



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PROPERTY AERIAL 2



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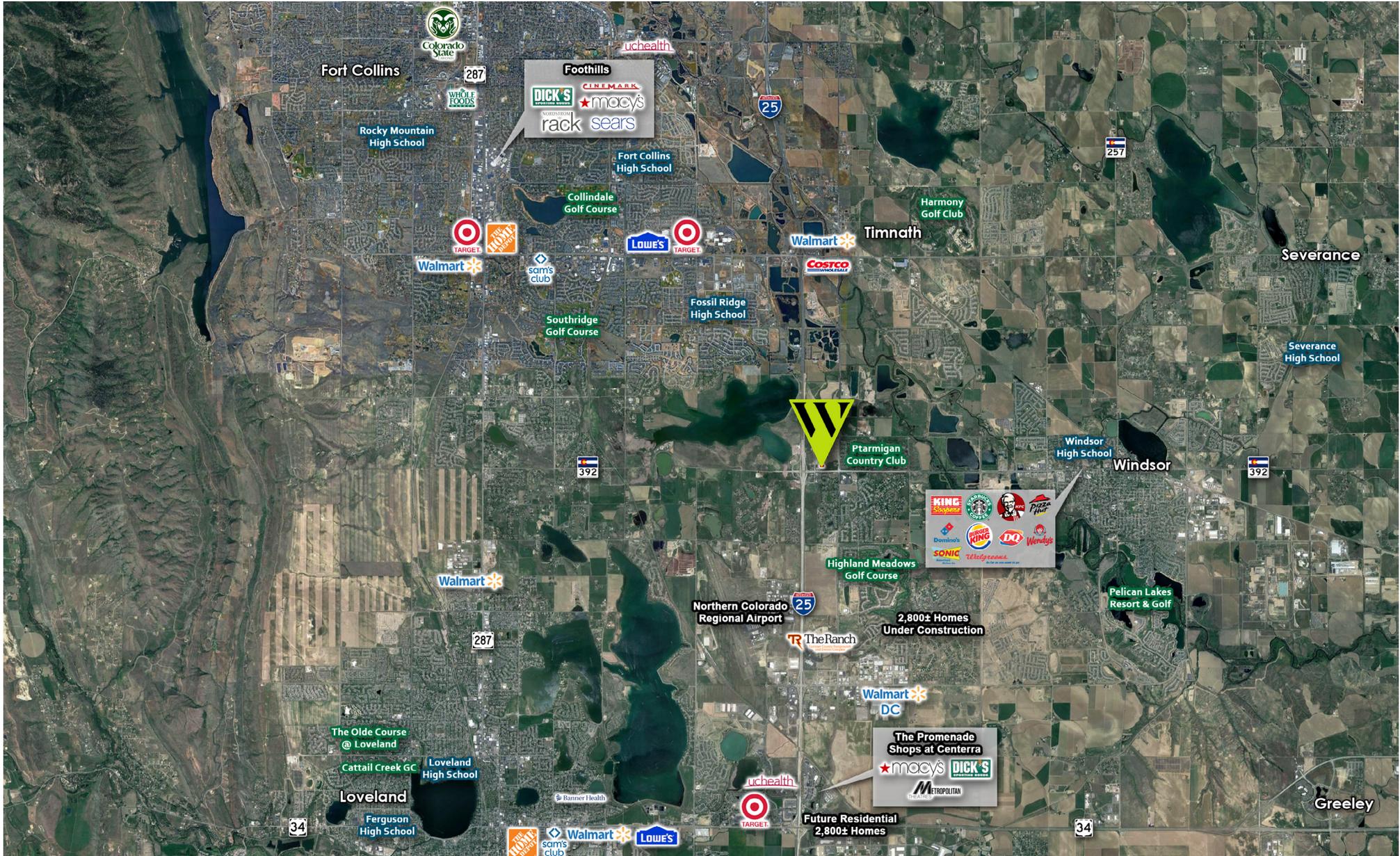
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MARKET AERIAL



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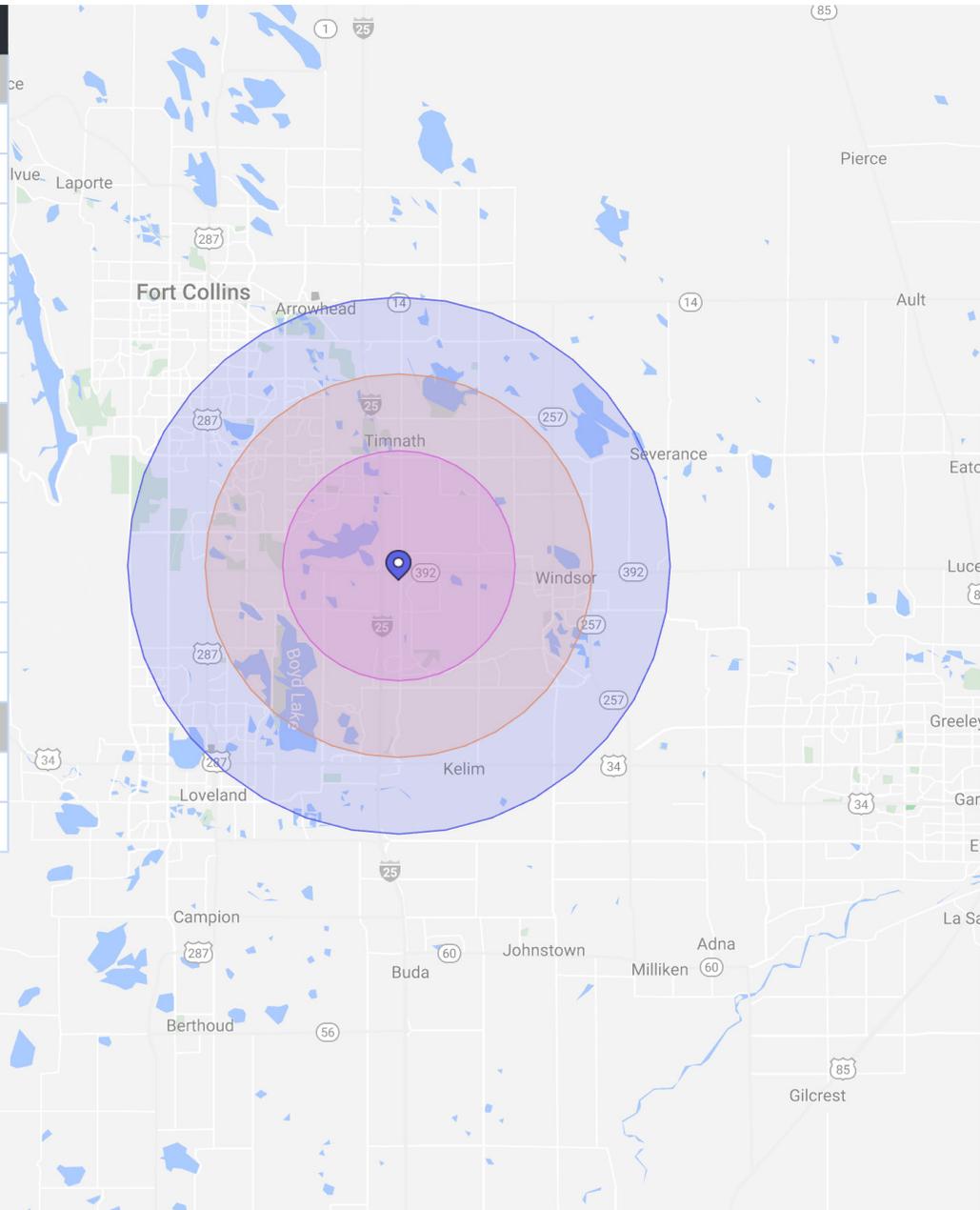
DEMOGRAPHICS



THE WOODMONT COMPANY

4701 OAKMONT ST | WINDSOR, COLORADO 80528

DISTANCE	3 MILES	5 MILES	7 MILES
POPULATION			
POPULATION 2000	3,974	37,282	100,159
POPULATION 2023	30,451	99,348	202,224
% CHANGE (2000-2023)	28.9%	7.2%	4.4%
2028 PROJ. POPULATION	45,349	144,888	274,299
% PROJ. CHANGE (2023-2028)	9.8%	9.2%	7.1%
HOUSEHOLDS			
2000 HOUSEHOLDS	1,339	13,330	38,029
2023 HOUSEHOLDS	10,841	37,732	79,550
% CHANGE (2000-2023)	30.9%	7.9%	4.7%
2028 PROJ. HOUSEHOLDS	13,381	44,930	90,742
% PROJ. CHANGE (2023-2028)	4.7%	3.8%	2.8%
INCOME			
AVERAGE HOUSEHOLD INCOME	\$178,646	\$145,747	\$129,064
AVERAGE HOME VALUE	\$764,687	\$643,952	\$600,862



202,224
2023 POPULATION

73,053
DAYTIME EMPLOYEES

4.4%
ANNUAL POPULATION
GROWTH FROM 2000-2023

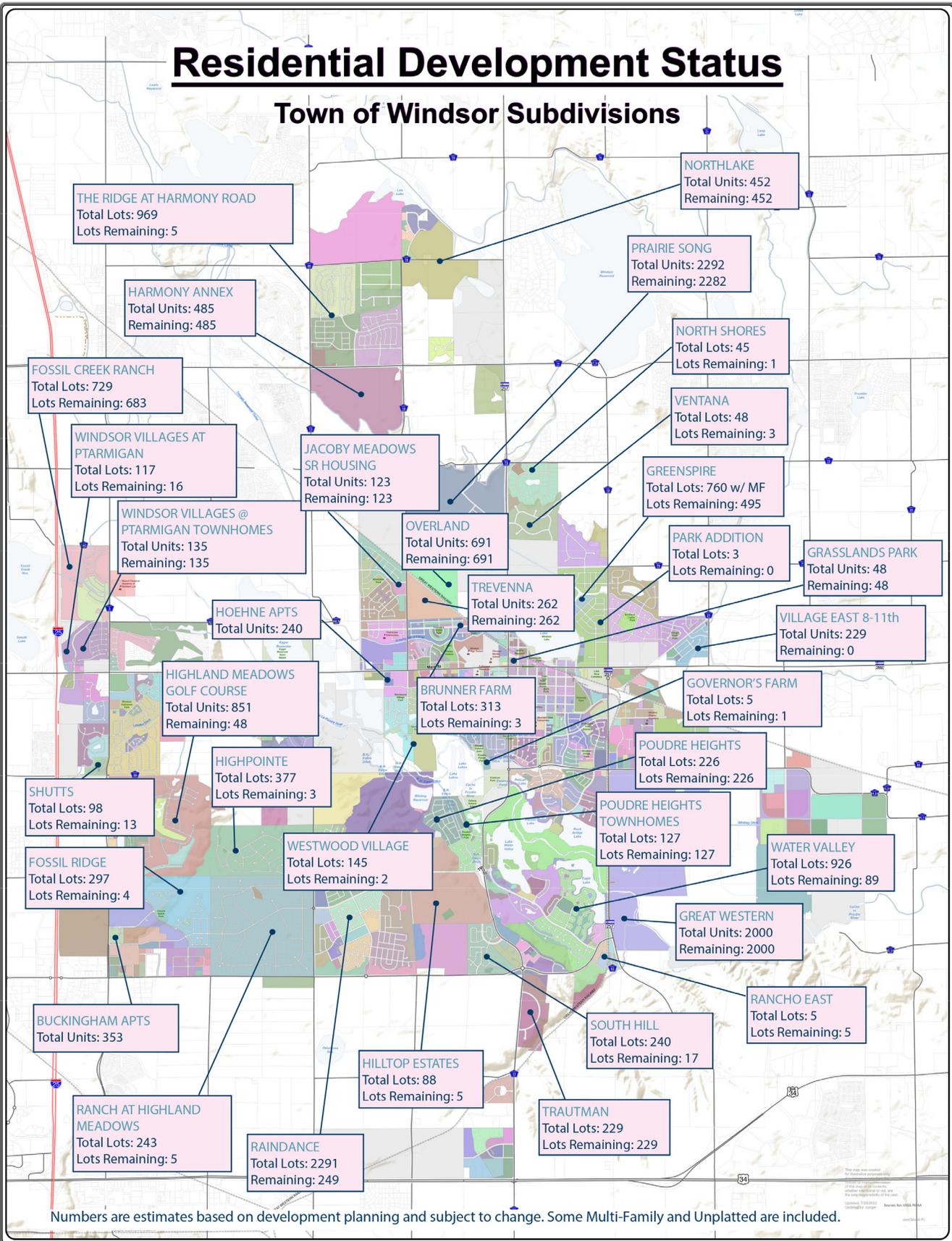
\$129,068
AVERAGE HOUSEHOLD INCOME

All within 7 mile radius

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Residential Development Status

Town of Windsor Subdivisions



TOTAL CURRENT HOUSING UNITS: 16,894 | TOTAL RESIDENTIAL UNITS ADDED SINCE 2012: 8,542

7.11% Yearly Growth Rate Since 2011



Evan Wendlandt
Director of Economic Development
ewendlandt@windsorgov.com

Terry Schwindler
Business Development Manager
tschwindler@windsorgov.com

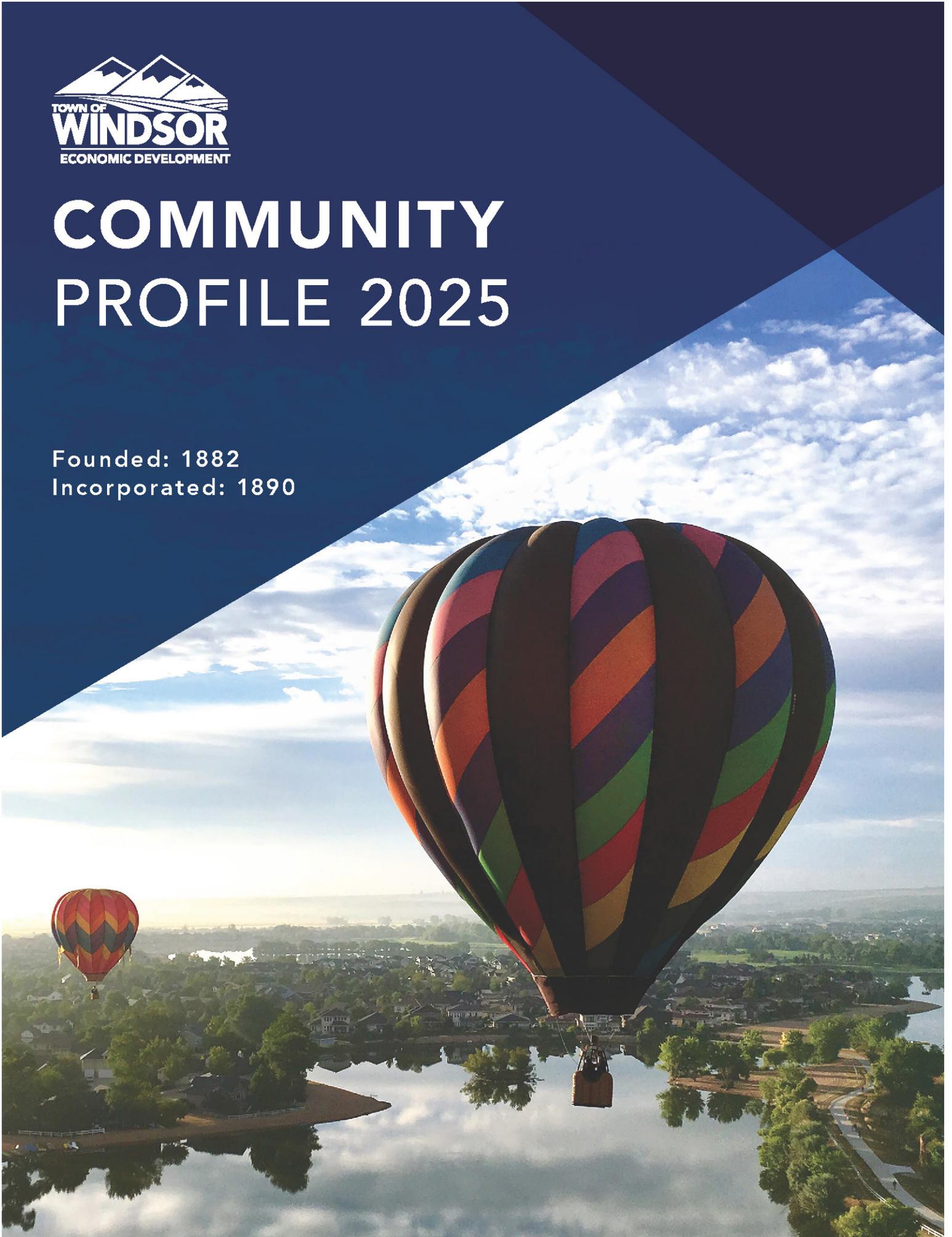
www.windsoreconomicdevelopment.com | 970-674-2488

July, 2023 (Numbers as of July, 2023)



COMMUNITY PROFILE 2025

Founded: 1882
Incorporated: 1890



POPULATION

48,302

LARIMER COUNTY

377,618

WELD COUNTY

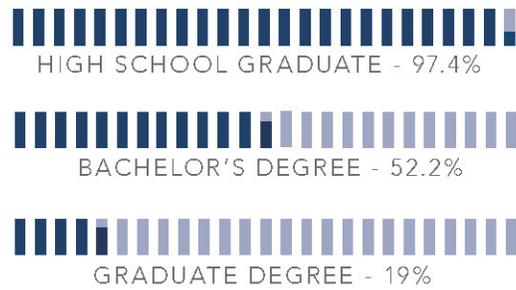
379,274

40 MEDIAN AGE

POPULATION BY YEAR



EDUCATION ATTAINMENT



HIGHER EDUCATION ENROLLMENT

- Colorado State University / **33,648**
- University of Northern Colorado / **9,067**
- Front Range Community College / **27,062**
- Aims Community College / **9,416**

HOUSING

17,781 UNITS



- 78% OWNER OCCUPIED
- 22% RENTER OCCUPIED

4.0% RENTAL VACANCY
.6% OWNER VACANCY

HOUSEHOLD INCOME

\$121,758 MEDIAN
\$137,600 AVERAGE

HOME SALES

\$579,000 MEDIAN

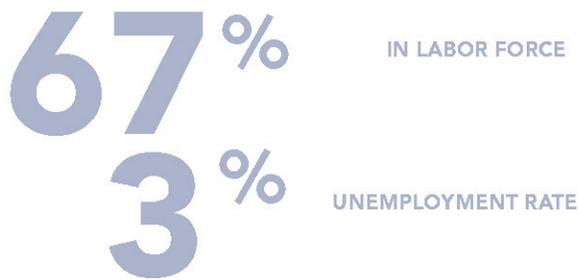
86 MEDIAN DAYS ON MARKET

ELECTED OFFICIALS TOP STRATEGIC PLAN PRIORITIES

- Strategic Growth
- Vital Infrastructure
- Vibrant and Healthy Economy

* Sources: ESRI, Town of Windsor, RedFin, Realtor, Direct Source, US Census

WORKFORCE POPULATION



TOP INDUSTRIES BY ANNUAL WAGES PAID

Construction	\$154,746,912
Manufacturing	\$151,626,448
Health Care & Social Assistance	\$81,407,844
Professional, Scientific, & Technical	\$81,202,744
Mining	\$61,552,564
Administrative & Support Services	\$50,203,156
All Others Combined	\$297,444,132

TOP EMPLOYERS



SIZE



SITE OPPORTUNITY FOR COMMERCIAL DEVELOPMENT



2,000+
AVAILABLE
ACRES

13
BUSINESS
PARKS

INFRASTRUCTURE



AIR

- » Denver International
- » Northern Colorado Regional
- » Greeley-Weld County
- » Cheyenne Regional



RAIL

- » Great Western Railway
- » Burlington Northern Sante Fe Railway (BNSF)
- » Union Pacific Railroad



TRUCK

- » I-25
- » Highway 392
- » Highway 257
- » Highway 34

GOVERNMENT

Form of Government:

Colorado Home Rule Municipality;
Board-Manager

Boards & Commissions:

Town Board; Planning Commission; Board of Adjustment;
Parks, Recreation & Culture Advisory Board; Historic Preservation;
Water & Sewer Board; Tree Board; and Housing Authority

TAXES

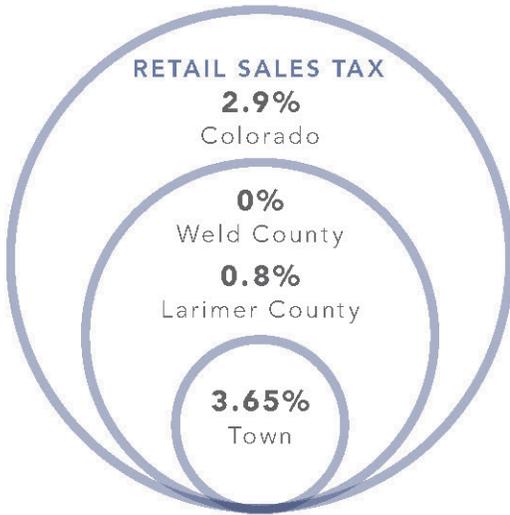
no. 37
State Revenue
per Capita

no. 17
State & Local Corporate
Income Tax Collections
per Capita

7.35%
Combined State and
Local Sales Tax Rates
Larimer County

6.55%
Combined State and
Local Sales Tax Rates
Weld County

Colorado remains a popular place to do business due to lower taxes. Weld County has been able to maintain a real estate property tax level that is significantly lower than the surrounding areas due to extensive oil & gas activities.



STATE
CORPORATE
& PERSONAL
INCOME TAX IS **4.4%**
OF FEDERAL TAXABLE INCOME

Inventories, Goods in Transit, and Intangibles are **NOT TAXED** in Colorado and there is **NO FRANCHISE TAX**.

PROPERTY TAXES

27.9%
ASSESSMENT RATE

Industrial or commercial property (buildings, land and equipment) is assessed at 29% of market value. The state does not levy a property tax; however, counties do via tax districts and mill levies.

How do mill levies work?
The mill levy represents the dollars levied for each \$1,000 of assessed value. For example, with a mill levy of 95.000 mills, the property owner would pay \$95.00 for every \$1,000 in assessed value.

STATE UNEMPLOYMENT INSURANCE

New employers start paying UI premiums at a beginning rate depending on the type of business activity. For rate year 2024, the rate consists of the base rate, your support rate, and the solvency surcharge.

CONNECT WITH WINDSOR

Evan Wendlandt
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Terry Schwindler, CEcD
Business Development Manager
tschwindler@windsorgov.com

INFORMATION ABOUT BROKERAGE SERVICES



THE WOODMONT COMPANY

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

- **AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:
 - Must treat all parties to the transaction impartially and fairly;
 - May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
 - Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

THE WOODMONT COMPANY	302455	contact@woodmont.com	817-732-4000
Broker Firm Name	License No.	Email	Phone
STEPHEN COSLIK	237614	contact@woodmont.com	817-732-4000
Designated Broker of Firm	License No.	Email	Phone



Regulated by the Texas Real Estate Commission

2025 - Information available at www.trec.texas.gov