

25 34

COMMERCIAL LAND SITES

NORTHERN COLORADO'S EPICENTER | INTERSECTION OF I-25 & HIGHWAY 34, JOHNSTOWN, CO



If you want a presence in burgeoning Northern Colorado, you want to be at its epicenter — at the Intersection of I-25 and Highway 34

- 2534 - a 542 acre mixed-use master planned community.
- Excellent location in the heart of Northern Colorado at the confluence of the area's two busiest highways.
- Up to 4,000,000 sf of commercial space upon completion.
- Approximately 2,800 homes under construction north of the 2534 development (Kinston Centerra).

Available: 1.8± - 16.965± Acres

Pricing*: \$8.00 - \$16.00 psf

*Depending on size and site location

Access & utilities at or adjacent to site

For more information:

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HIGHLY VISIBLE RETAIL, HOSPITALITY, MEDICAL or CORPORATE OFFICE SITE

2534 | I- 25 Frontage

CENTERRA MARKETPLACE



PROMENADE SHOPS AT CENTERRA



\$14.00 - \$16.00 psf*
3.021± Ac

*Divisible to 1.78± acres.

Under Contract
2.326± Ac

SOLD

Johnstown Plaza
252 Apartment Units

Cortland at 2534
254 Apartment Units

Rise at 2534
236 Apartment Units

SCHEELS

250,000 sq. ft. sporting goods store

2534 & Johnstown Plaza



Springs at 2534
212 Apartment Units

Crowne at 2534
285 Apartment Units

PODS
Kroger

KINSTON
CENTERRA
2,800 Residential Units
Under Construction

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AREA INFORMATION

DEMOGRAPHICS

	10 miles	15 miles	20 miles
2024 Est. Population	264,154	521,444	729,068
2029 Est. Population	292,872	563,278	777,557
2024 Avg Household Income	\$136,862	\$123,771	\$121,996
Median Age	39.3	36.6	36.8
Daytime Employment	124,802	263,240	357,648

Source: Site To Do Business, March 2025

NEARBY ATTRACTIONS/DRIVERS



NORTHERN COLORADO ACCOLADES

Continually being recognized on “top and best of” lists.

- Fort Collins ranked No.11 The best U.S. cities to live in 2022: MarketWatch - Aug 2022
- Larimer and Weld counties populations are projected to increase by 45% by 2040, Denver Post, July 2022
- Fort Collins ranks #5, ‘Best Places to Live 2020-21’, U.S. News. October 2020
- Fort Collins-Loveland area ranked No. 6, ‘Best Housing Markets for Growth and Stability’ in 2020, SmartAsset - June, 2020
- Windsor ranks #1, ‘Colorado’s Safest Cities of 2020’, SafeWise. June 2020
- Greeley ranks #3 nationwide for one-year population growth rate. U.S. Census Bureau. March, 2020

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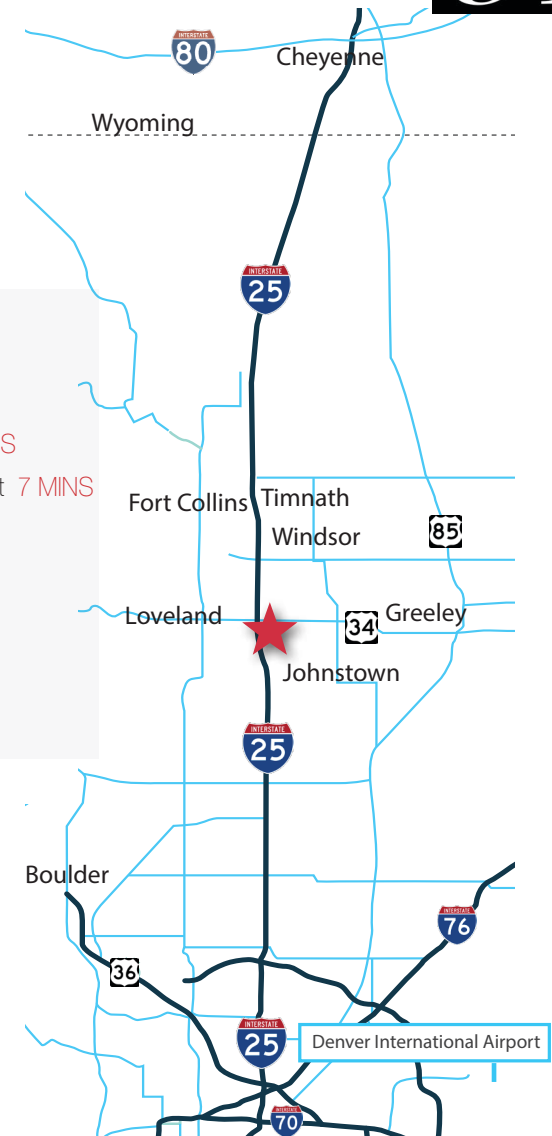


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DRIVE TIMES

Interstate 25 2 MINS
US Hwy 34 4 MINS
Medical Center of Rockies 6 MINS
Northern Colorado Regional Airport 7 MINS
Windsor 9 MINS
Fort Collins 12 MINS
Greeley 18 MINS
Cheyenne, WY 45 MINS
Denver/DIA 49 MINS



NORTHERN COLORADO: STRONG ECONOMY AND PLENTY OF CUSTOMERS

Northern Colorado is home to two major universities, a young and well educated population, and a diverse and well compensated workforce. Nestled between the Rocky Mountains, Colorado's high plains and Denver International Airport – Northern Colorado communities consistently rank as some of the best locations in the country for business, lifestyle and craft beer.

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POPULATION GROWTH

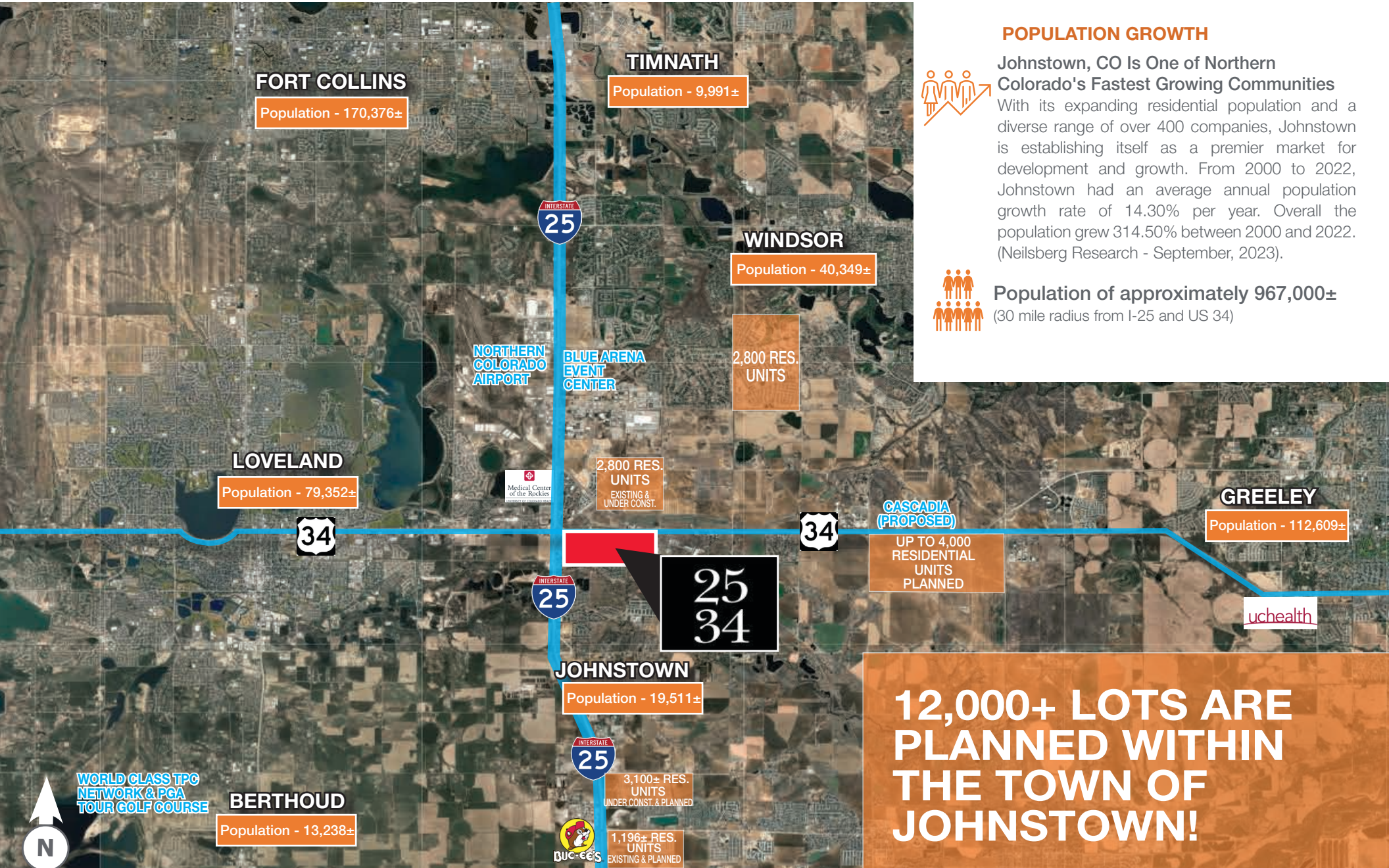


Johnstown, CO Is One of Northern Colorado's Fastest Growing Communities

With its expanding residential population and a diverse range of over 400 companies, Johnstown is establishing itself as a premier market for development and growth. From 2000 to 2022, Johnstown had an average annual population growth rate of 14.30% per year. Overall the population grew 314.50% between 2000 and 2022. (Neilsberg Research - September, 2023).

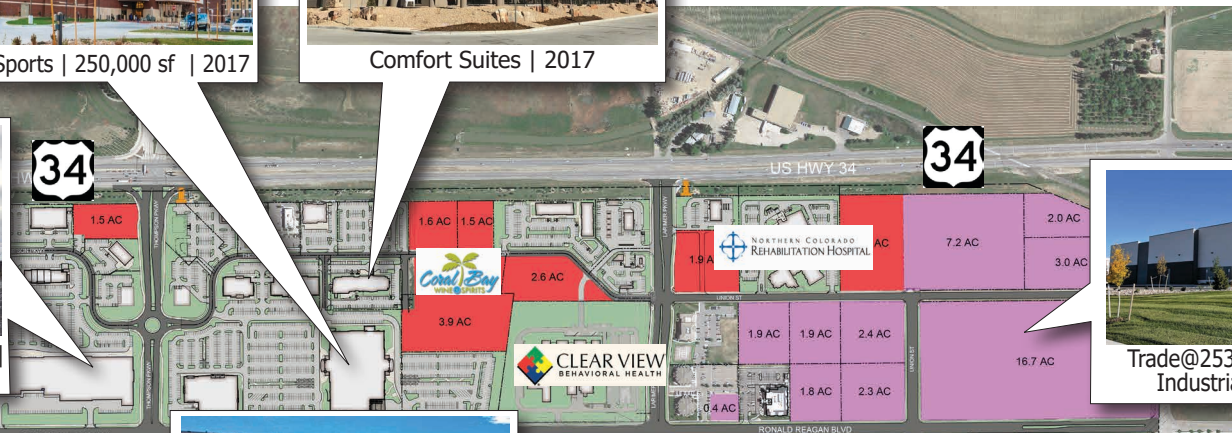


Population of approximately 967,000±
(30 mile radius from I-25 and US 34)



2534: THE HIGHEST CONCENTRATION OF MIXED-USE CONSTRUCTION ACTIVITY IN NORTHERN COLORADO

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EXPEDITED PLANNING APPROVALS

For information on 45-day Municipal Approvals: [click here](#)

11X17 MASTER PLAN & LAND USES

[Click Here](#)

OFF-SITE INFRASTRUCTURE INSTALLED

Access & Utilities to Site Over Lot Grading, Regional Offsite Detention Ponds, Dual Water System, Landscaping & Sidewalks installed in R.O.W.

UTILITY PROVIDERS:
Electric & Gas - Xcel Energy
Water & Sewer - Town of Johnstown

LOWEST MUNICIPAL FEES IN THE AREA

No Use Tax on Personal Property.
Lowest Development Fees in the Region.
Town of Johnstown Fees: [click here](#)
2534 Development Impact Fees: [click here](#)

CLICK ON
PARCELS TO
VIEW PLAT
MAPS



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