



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

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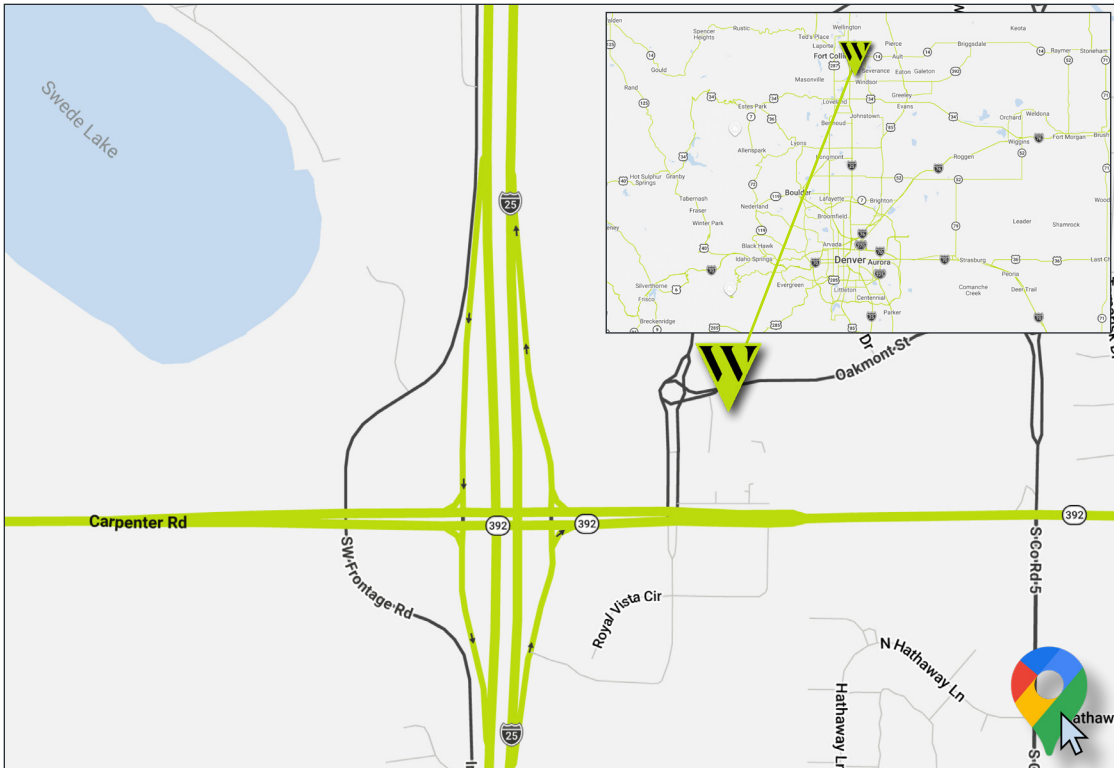
WOODMONT.COM

# 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.
- ▶ Future medical campus anchored by hospital coming soon
- ▶ Visit Town of Windsor Community Development [Website](#)

## AREA RETAILERS & RESTAURANTS





# KIDDIE ACADEMY OF WINDSOR



THE WOODMONT COMPANY

4701 OAKMONT ST | WINDSOR, COLORADO 80528



# PROPERTY AERIAL



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# PROPERTY AERIAL 2



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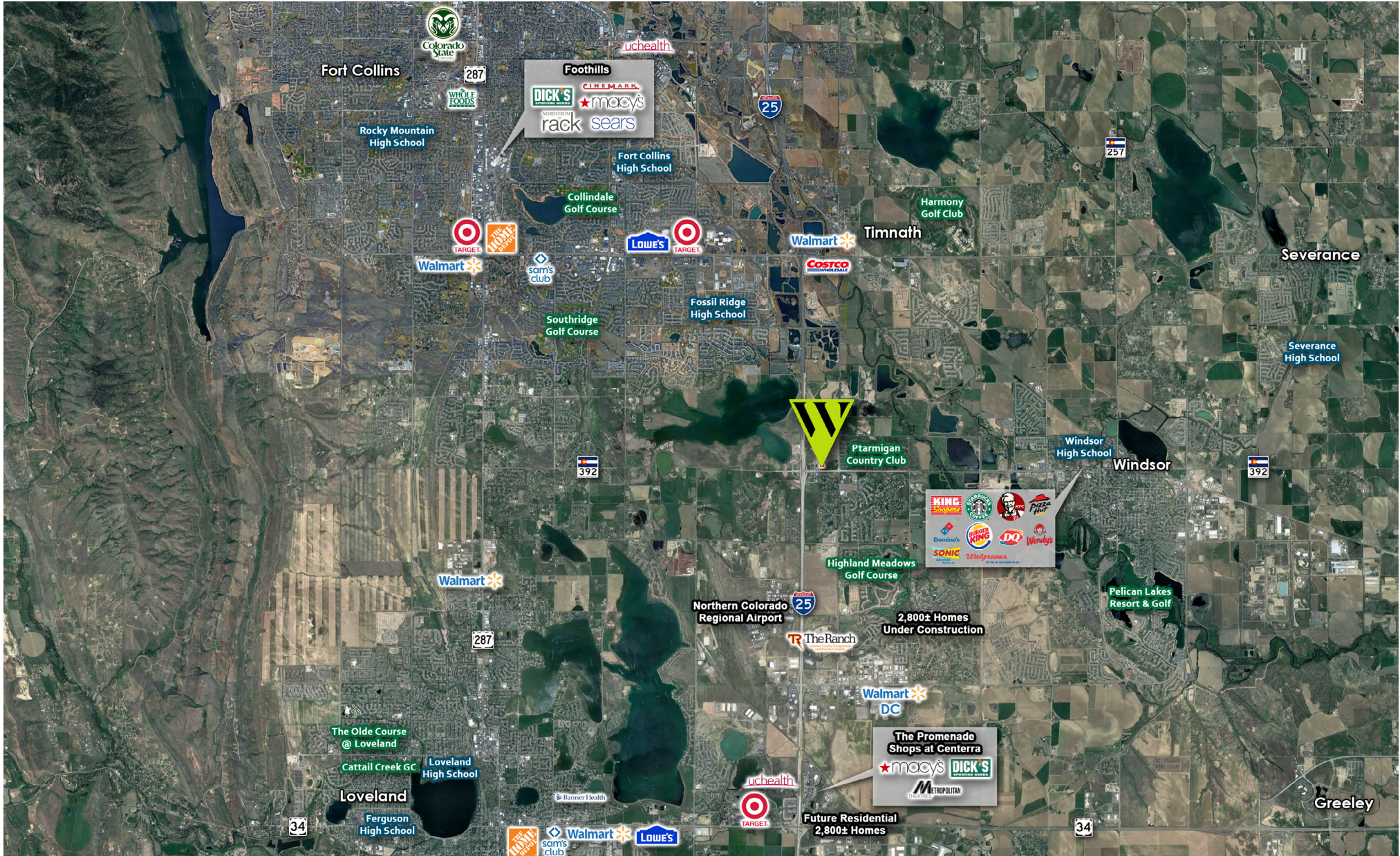
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# MARKET AERIAL



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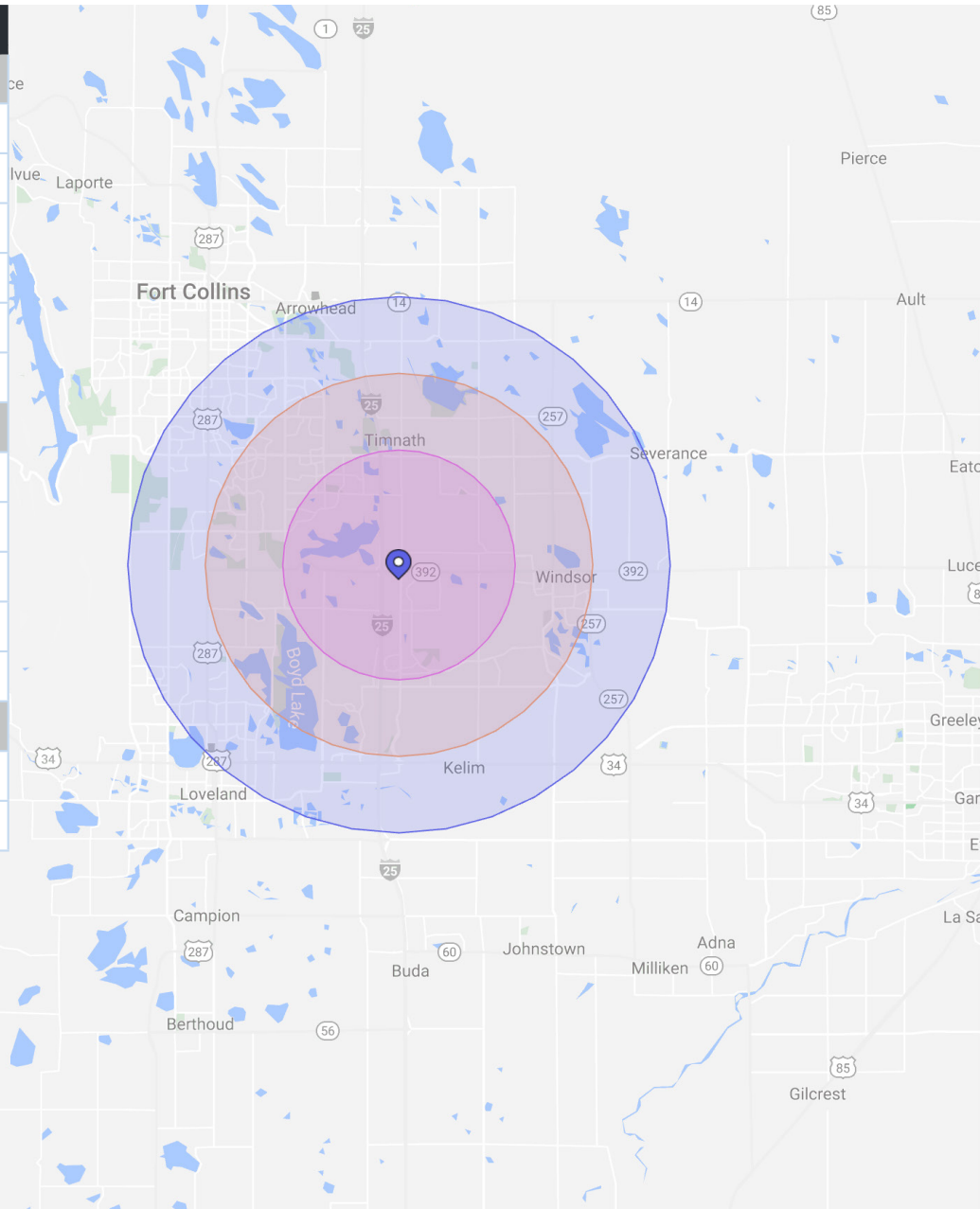
# DEMOGRAPHICS



THE WOODMONT COMPANY

4701 OAKMONT ST | WINDSOR, COLORADO 80528

DISTANCE	3 MILES	5 MILES	7 MILES
<b>POPULATION</b>			
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%
<b>HOUSEHOLDS</b>			
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%
<b>INCOME</b>			
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

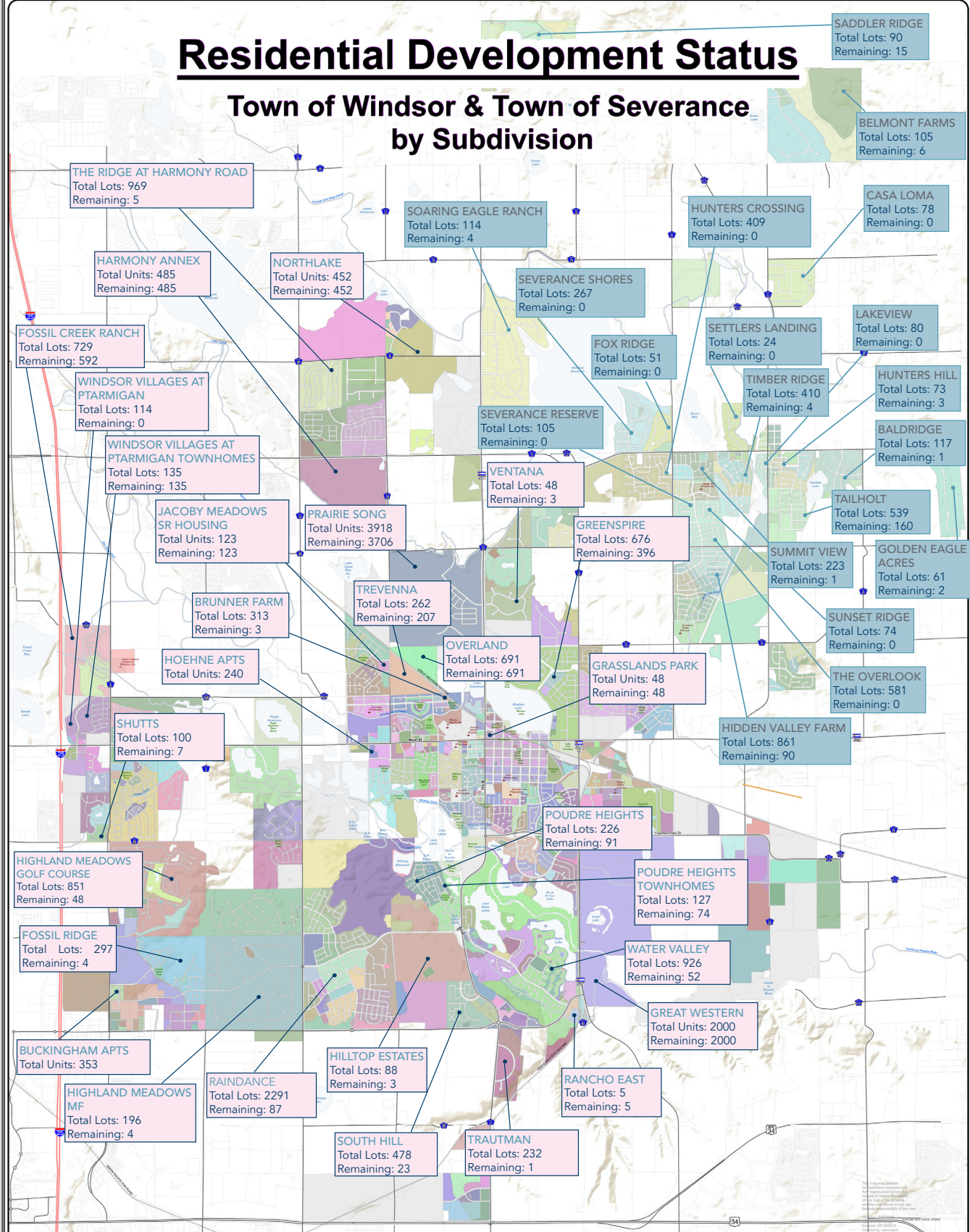
**\$129,068**  
AVERAGE HOUSEHOLD INCOME

All within 7 mile radius

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# Residential Development Status

## Town of Windsor & Town of Severance by Subdivision



Numbers are estimates based on development planning and subject to change. Some Multi-Family and Unplatted are included.

**WINDSOR SUBDIVISIONS**  
Current Total Lots: 18,589  
Remaining: 8,605

**SEVERANCE SUBDIVISIONS**  
Current Total Lots: 3,681  
Total Remaining: 286



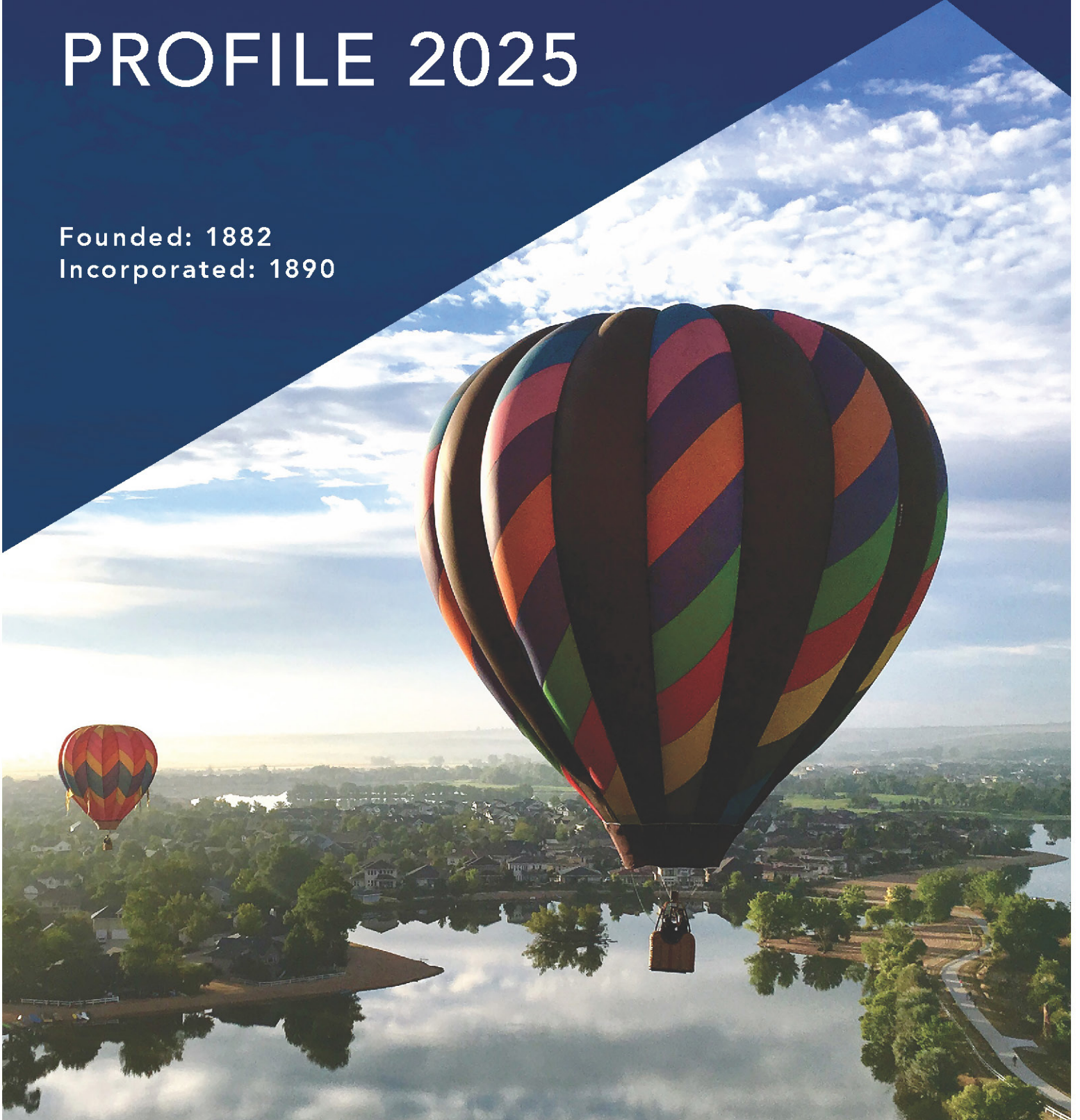
Evan Wendlandt  
Director of Economic Development  
ewendlandt@windsorgov.com

Terry Schwindler  
Business Development Manager  
tschwindler@windsorgov.com



# COMMUNITY PROFILE 2025

Founded: 1882  
Incorporated: 1890



POPULATION

**48,302**

LARIMER COUNTY

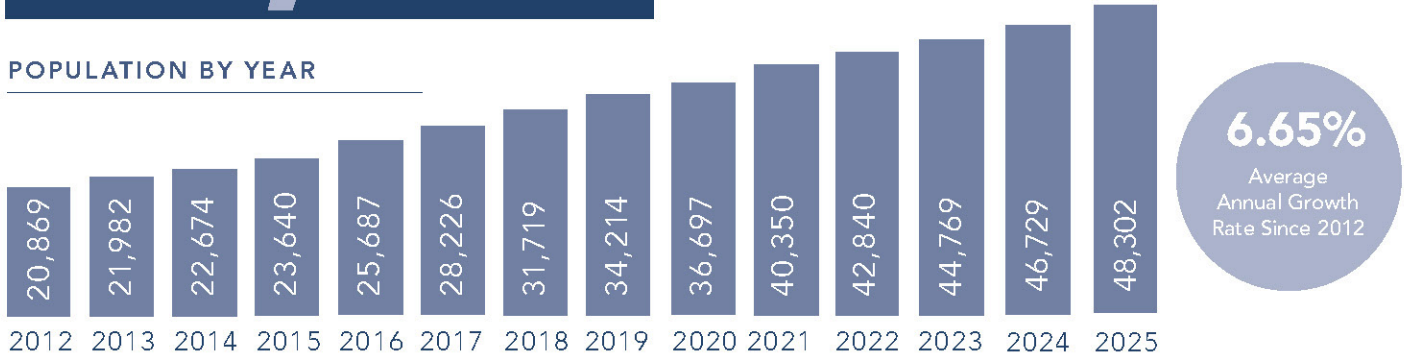
377,618

WELD COUNTY

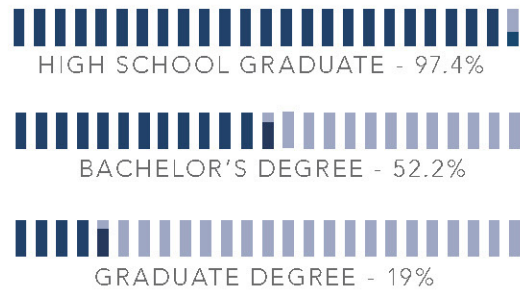
379,274

**40** MEDIAN AGE

POPULATION BY YEAR



EDUCATION ATTAINMENT

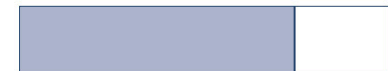


HIGHER EDUCATION ENROLLMENT

- 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

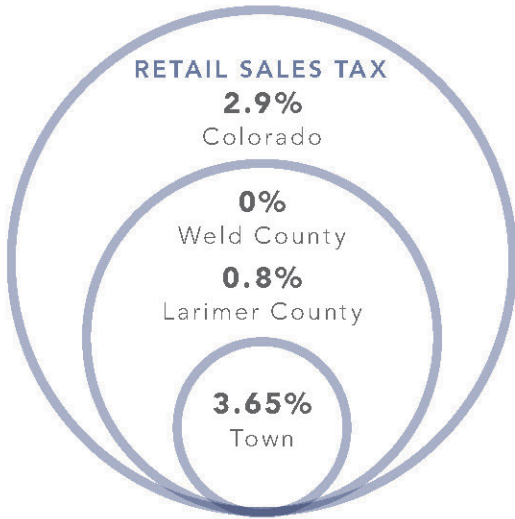
**no. 37**  
State Revenue  
per Capita

**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  
Director of Economic Development  
ewendlandt@windsorgov.com

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

WindsorEconomicDevelopment.com | 970-674-2488

# 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	<a href="mailto:contact@woodmont.com">contact@woodmont.com</a>	817-732-4000
Broker Firm Name	License No.	Email	Phone
STEPHEN COSLIK	237614	<a href="mailto:contact@woodmont.com">contact@woodmont.com</a>	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](http://www.trec.texas.gov)