

MINERS PARK

NEC OF COLORADO BLVD & HWY 52
 FREDERICK, COLORADO 80 504

AVAILABLE FOR SALE

NEW MIXED-USE DEVELOPMENT PROJECT ON 103 ACRES

MINERS PARK IS A NEW MIXED-USE DEVELOPMENT PROJECT SITUATED ON 103 ACRES IN FREDERICK, COLORADO, LOCATED IN SW WELD COUNTY.

PROJECT INCLUDES

- 524 Single Family
- 94 Senior Housing
- 16 Commercial Pads
- 200+ Apartments

PROJECT HIGHLIGHTS

- Mills: 102
- Water: Cash in Lieu to the Town of Frederick based on demand
- Urban Renewal Authority district



SILVERSTONE MARKETPLACE



Opening 2025



TO I-25 (4 MINUTES)

Available
Pending LOI
Pending PSA
Under Contract



A RESIDENTIAL & RETAIL COMMUNITY IN FREDERICK, COLORADO



FREDERICK AT A GLANCE

With close proximity to the Denver metro area and the Northern Front Range, Frederick is a dynamic community with multiple recreational and residential facilities, full of diverse opportunity that continues to respect its heritage as a mining town incorporated in 1907.

Frederick is a booming place, located almost 30 miles north of Downtown Denver on I-25. It offers a lot of convenience for its residents to explore the northern front range and capital city.

Part of Weld County, Frederick had a population of 8,709 in 2010 which grew to 14,500 in 2020. Over the past decade people have really filled in the northern front range urban corridor between Fort Collins and Denver.

FREDERICK, COLORADO BY THE NUMBERS



15,963
POPULATION



\$120,823
AVERAGE INCOME



36.6%
BACHELORS DEGREE
OR HIGHER



39.5
MEDIAN AGE

- As of 2020 the region's population increased by 2.84% since 2015, growing by 6,386. Population is expected to increase by 2.84% between 2021 and 2026, adding 2,398.
- From 2015 to 2020, jobs increased by 5.3% in 3 Colorado ZIPs from 46,809 to 49,301. This change outpaced the national growth rate of 0.0% by 5.3%.
- The top three industries in 2020 are Restaurants and Other Eating Places, Education and Hospitals (Local Government), and Local Government, Excluding Education and Hospitals.

25

MILES TO
DENVER

27

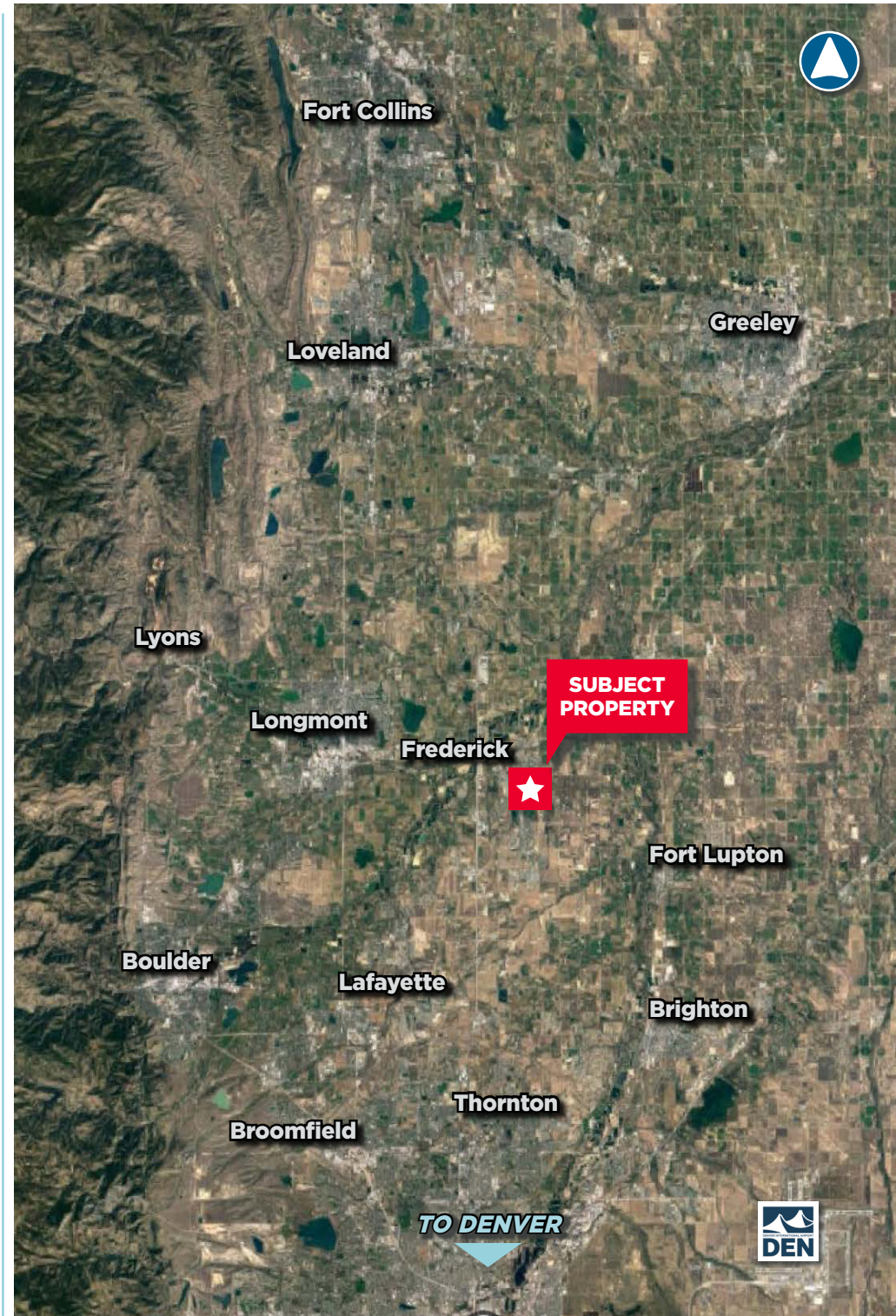
MILES TO
LOVELAND

39

MILES TO
**FORT
COLLINS**

1

MILES TO
I-25



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DEMOGRAPHICS	2 Miles	5 Miles	10 Miles
2022 Population (Pop.)	14,521	41,171	193,370
2027 Projected Pop.	15,643	44,825	206,211
Pop. Growth ('22-'27)	1.5%	1.8%	1.3%
2022 Households (HH)	5,250	14,211	68,350
HH Growth ('22-'27)	1.6%	1.8%	1.4%
2027 HH Projection	5,663	15,488	73,104

For more information, please contact:

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