



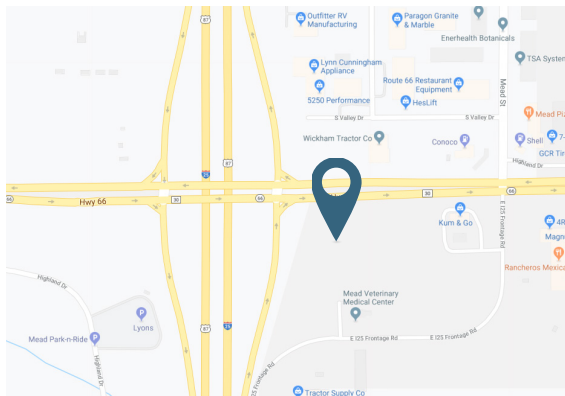
Overview

AVAILABLE 0.88 - 2.4 Acres (2 Lots)

RATE Contact Broker for Rates

Description

- Excellent Visibility
- Great access to I-25
- Growing trade area
- Gateway to Rocky Mountain National Park
- Gutter and sewer hook ups
- Ready to develop (water taps not included)



Demographics

	3 MILE	5 MILE	10 MILE
Current Population	5,615	30,748	164,834
Total Households	1,975	7,642	60,267
Average HH Income	\$115,433	\$114,458	\$98,262
Daytime Population	6,677	25,972	143,532

Year: 2019 | Source: Esri

Traffic Counts

Hwy 66: e/o I-25	22,575 VPD
Hwy 66: w/o I-25	26,468 VPD
I-25: n/o Ken Pratt Blvd	101,783 VPD

Year: 2014 | Source: DRCOG

Contact

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This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

Longmont | 9.3 Miles, 17 Minutes
Loveland | 18.8 Miles, 25 Minutes
Boulder | 24.5 Miles, 39 Minutes
Fort Collins | 31.5 Miles, 37 Minutes
I-70 | 33 Miles, 34 Minutes
Downtown Denver | 33.6 Miles, 39 Minutes
DIA | 39.4 Miles, 37 Minutes
Cheyenne, WY/I-80 | 111 Miles, 1 Hour 44 Minutes

Hwy 66 **26,460 VPD**



SITE

101,783 VPD



Firestone Blvd **46,546 VPD**

Walmart
uhealth

Executive Summary

NEC of I-25 & Hwy 66 | Mead, CO



	3 miles	5 miles	10 miles
Population			
2000 Population	2,619	8,674	104,132
2010 Population	3,548	22,332	136,132
2019 Population	5,615	30,748	164,832
2024 Population	9,238	40,863	186,972
2000-2010 Annual Rate	3.08%	9.92%	2.72%
2010-2019 Annual Rate	5.09%	3.52%	2.09%
2019-2024 Annual Rate	10.47%	5.85%	2.55%
2019 Male Population	49.3%	49.6%	49.6%
2019 Female Population	50.7%	50.4%	50.4%
2019 Median Age	40.6	37.0	38.0
Households			
2000 Households	866	2,994	38,332
2010 Households	1,267	7,642	50,652
2019 Total Households	1,975	10,329	60,262
2024 Total Households	3,230	13,823	68,142
2000-2010 Annual Rate	3.88%	9.82%	2.83%
2010-2019 Annual Rate	4.92%	3.31%	1.90%
2019-2024 Annual Rate	10.34%	6.00%	2.49%
2019 Average Household Size	2.84	2.98	2.72
Housing Units			
2019 Total Housing Units	2,086	10,747	62,462
2019 Owner Occupied Housing Units	1,733	8,935	44,132
2019 Renter Occupied Housing Units	241	1,393	16,122
2019 Vacant Housing Units	111	418	2,192
Race and Ethnicity			
2019 White Alone	87.1%	86.6%	84.2%
2019 Black Alone	0.8%	1.0%	0.9%
2019 American Indian/Alaska Native Alone	0.6%	0.6%	0.8%
2019 Asian Alone	2.6%	2.8%	2.4%
2019 Pacific Islander Alone	0.1%	0.0%	0.1%
2019 Hispanic Origin (Any Race)	14.0%	15.4%	22.4%
Income			
2019 Median Household Income	\$90,612	\$92,730	\$78,212
2019 Average Household Income	\$115,433	\$114,458	\$98,262
2019 Per Capita Income	\$40,885	\$38,975	\$35,902
2019 Population 25+ by Educational Attainment			
Total	3,847	19,968	111,012
High School Graduate	21.9%	16.9%	18.8%
GED/Alternative Credential	3.3%	3.1%	3.8%
Some College, No Degree	28.2%	25.5%	22.5%
Associate Degree	8.9%	9.1%	8.8%
Bachelor's Degree	22.5%	27.4%	25.5%
Graduate/Professional Degree	9.5%	13.3%	12.9%
Daytime Population			
2019 Total Daytime Population	6,677	25,972	143,532
Workers	3,996	10,930	64,442
Residents	2,681	15,042	79,092