

COMMERCIAL GATEWAY TO NEW 1,200+ HOME RESIDENTIAL DEVELOPMENT IN TIMNATH, COLORADO

LOVELAND

FORT COLLINS



85,577 VPD

52,768 VPD

70,933 VPD

27,358 VPD

LOT 1

LOT 2

CANNON XPRESS
car wash

Raintree
Animal
Hospital

E HARMONY ROAD

TIMNATH LAKES

COMMERCIAL LAND ASSEMBLAGE FOR SALE

SALE PRICE: \$6.9M

9.71 ACRES

CBRE



*RENDERINGS ARE CONCEPTUAL ONLY, ACTUAL AMENITIES MAY VARY

EXCEPTIONAL COMMERCIAL OPPORTUNITY IN HIGH GROWTH AREA



**WALMART & COSTCO
ANCHORED EXIT LESS
THAN 1 MILE AWAY**



**5 MINUTES TO FORT
COLLINS**



**BUSY
I-25 AND HARMONY
ROAD CORRIDOR**



**SIGNALIZED
INTERSECTION**



**GATEWAY TO 1,200+
SINGLE-FAMILY
HOMES**



**GREAT
VISIBILITY ON
HARMONY ROAD**

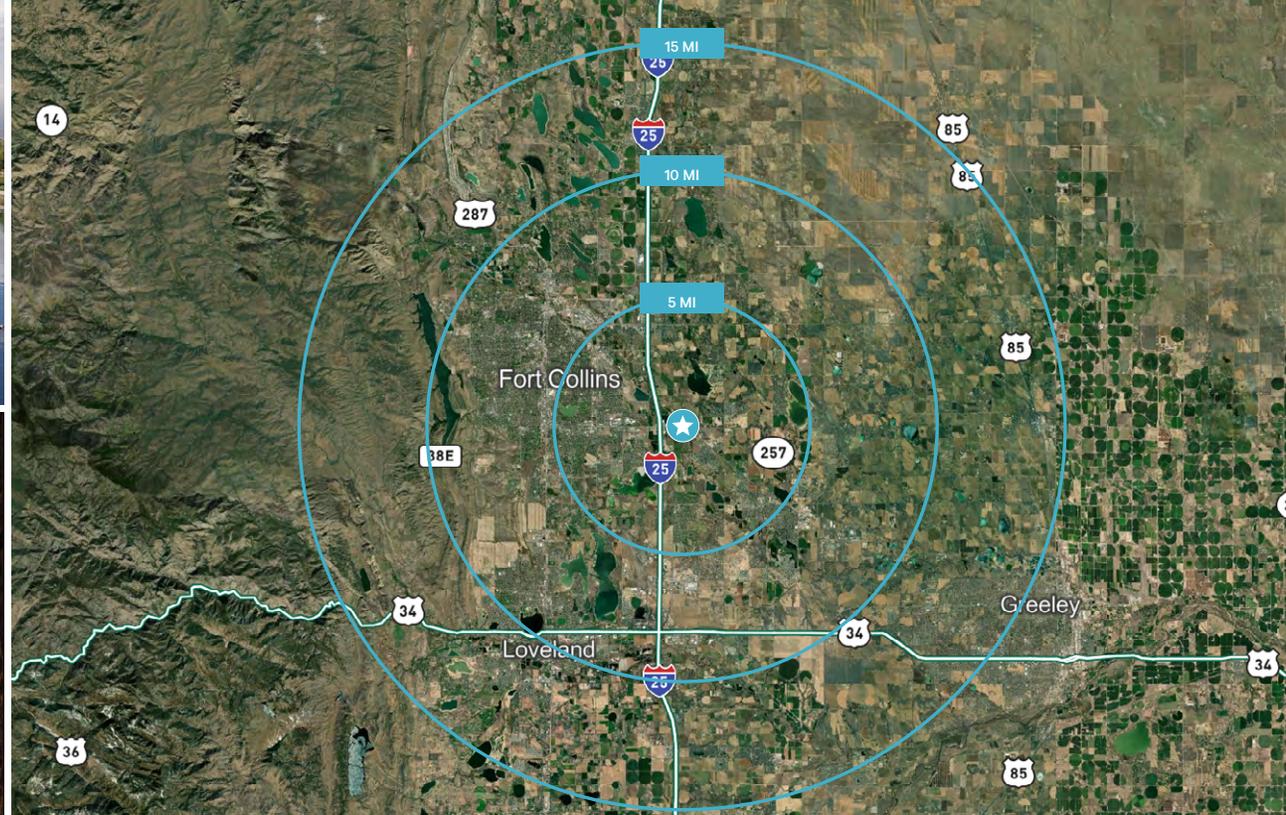
PAD SITES AVAILABLE INDIVIDUALLY OR TOGETHER



PROPERTY OVERVIEW



- Riverbend Apartments
- Backyard Bird Chicken & Donuts
- Town of Timnath Administration
- Poudre Fire Authority Station 9
- Timnath Police



2022 DEMOGRAPHICS



POPULATION



EMPLOYEES



HOUSEHOLDS



**AVERAGE
HOUSEHOLD
INCOME**



**POPULATION
GROWTH RATE
(2021-2026)**

	POPULATION
5 MILES	93,751
10 MILES	318,195
15 MILES	464,849

	EMPLOYEES
5 MILES	3,047
10 MILES	12,345
15 MILES	16,633

	HOUSEHOLDS
5 MILES	36,284
10 MILES	124,996
15 MILES	180,203

	AVERAGE HOUSEHOLD INCOME
5 MILES	\$139,992
10 MILES	\$115,604
15 MILES	\$114,376

	POPULATION GROWTH RATE (2021-2026)
5 MILES	1.35%
10 MILES	0.99%
15 MILES	0.97%

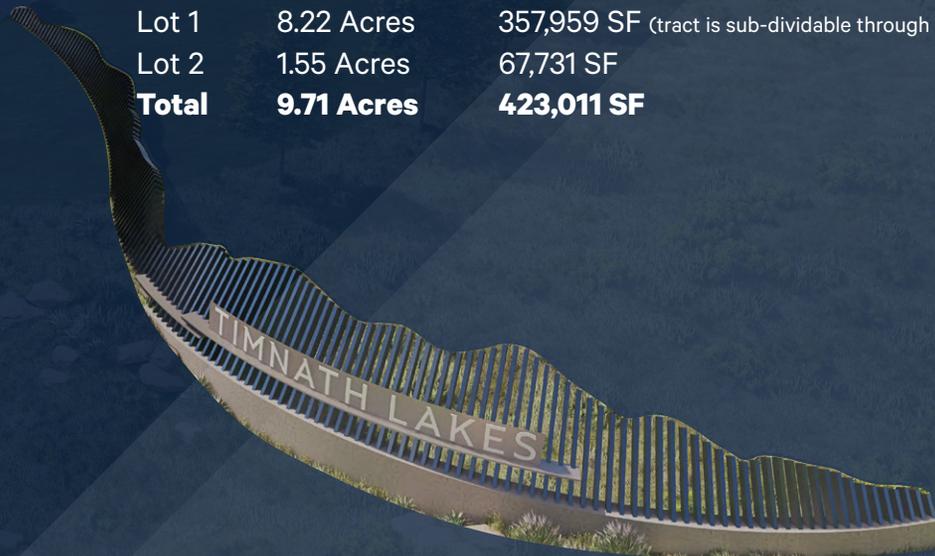
THE OPPORTUNITY

The offering of the Timnath Lakes commercial/retail pad sites in Timnath, Colorado presents an exceptional opportunity for retailers to secure a position in the booming Fort Collins sub-market. The site is strategically located on Harmony Road (County Road 5), among thousands of existing and new home starts. The average household income is \$123,397 within a five mile radius; residents are highly educated with 66.2% of the population holding an Associate Degree or higher; and ready to spend with an average consumer household budget of roughly \$92,000/year. The retail offering is aptly positioned at the entrance to the Timnath Lakes residential development, with the current site plan projecting a total of 1,282 lots, subject to minor changes.

We are seeking quality retailers and restaurants to anchor this burgeoning development.

PROJECT SUMMARY

Location:	NEC of East Harmony Road and Larimer County Road 5 in Timnath,		
Preferred Uses:	Restaurants, Bank/Financial, Medical/Dental and other Neighborhood Retail Services		
Price:	Contact Brokers for Pricing		
Size:	Lot 1	8.22 Acres	357,959 SF (tract is sub-dividable through town platting process)
	Lot 2	1.55 Acres	67,731 SF
	Total	9.71 Acres	423,011 SF



RESORT-STYLE AMENITIES



490-ACRE RESIDENTIAL COMMUNITY



40 ACRES OF RECREATIONAL LAKES



7 MILES OF TRAILS



COMMUNITY CENTER



COMMUNITY PARK



COMMUNITY GARDEN

TIMNATH, CO - FUTURE CROSSROADS

In the heart of a bustling and vibrant Northern Colorado economy lays one of the fastest growing communities in the state – Timnath, Colorado. With breathtaking views of the Rockies and the Front Range, the Town of Timnath is an affluent, family-oriented community with a historic core and an award-winning school system. Employees, shoppers and residents come from all directions and with a current town population of approximately 3,476, the Timnath area has access to nearly 450,000 individuals, with more than 1.8% growth expected through 2026.

Timnath is located at Northern Colorado's major crossroads of Interstate 25 and Harmony Road. Minutes from Fort Collins, Loveland and Greeley, Timnath is a strategic location for businesses of all types. Currently home to COSTCO, Walmart, and a variety of small businesses, Timnath residents enjoy easy access to I-25, Colorado State University, Budweiser Events Center, and other regional amenities. In the next 15 years, Timnath will grow 27 square miles adding 20,000 new residents. A healthy employment base along the Harmony corridor continues to expand and increase demand for housing, dining options, retail and services.

Northern Colorado experienced a year-over-year increase of 11,500 jobs, a more than 4% growth rate. Harmony Road is the busiest road in Fort Collins and is home to many of Northern Colorado's top employers. The Town of Timnath offers easy access to these employers and others along the front range, making it an excellent choice for employees to live.



TOP EMPLOYERS



Medical Center of the Rockies



Banner Health



Colorado State University



HP



Intel



Aramark Corporation



Anheuser-Busch

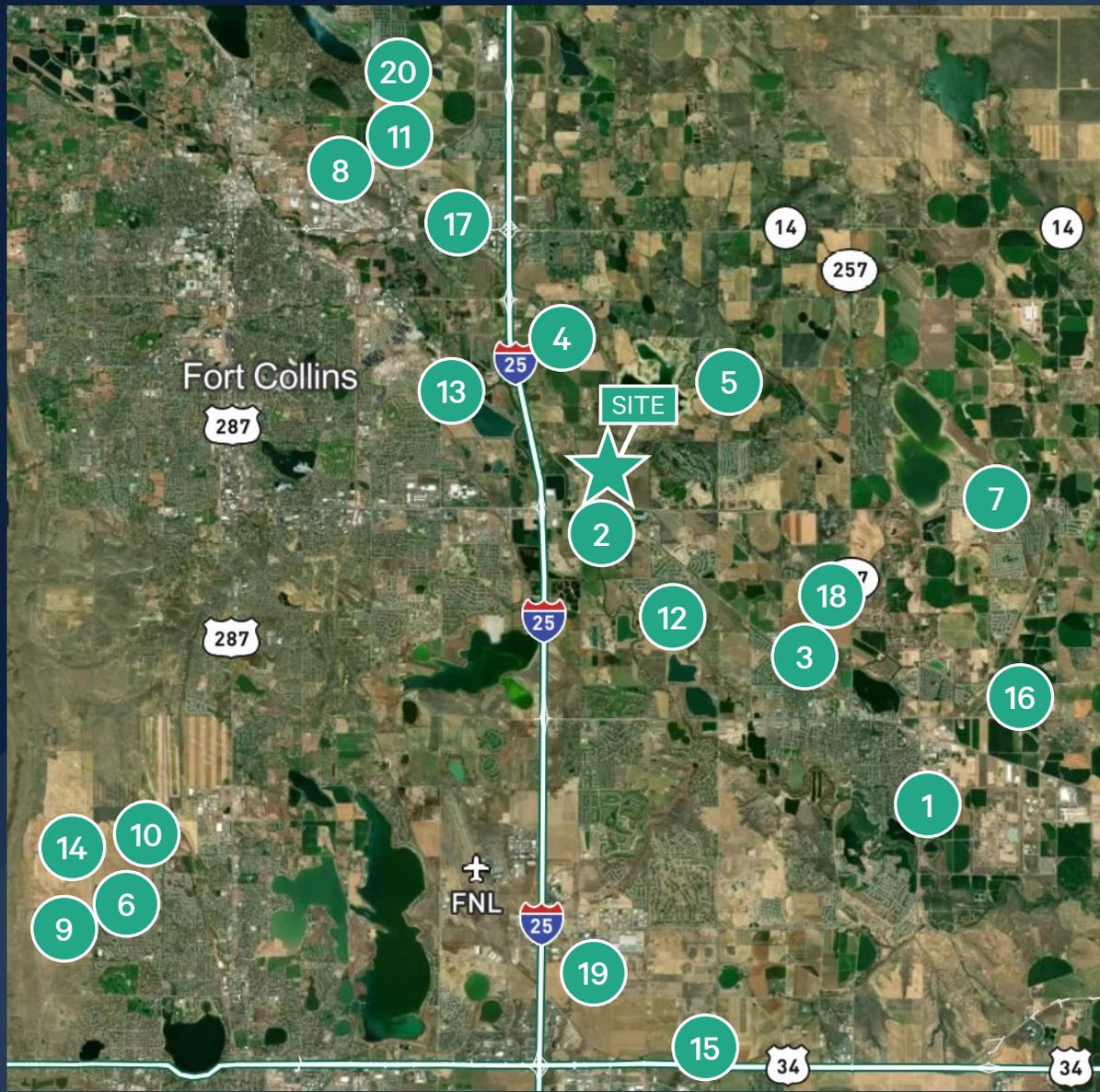


Costco

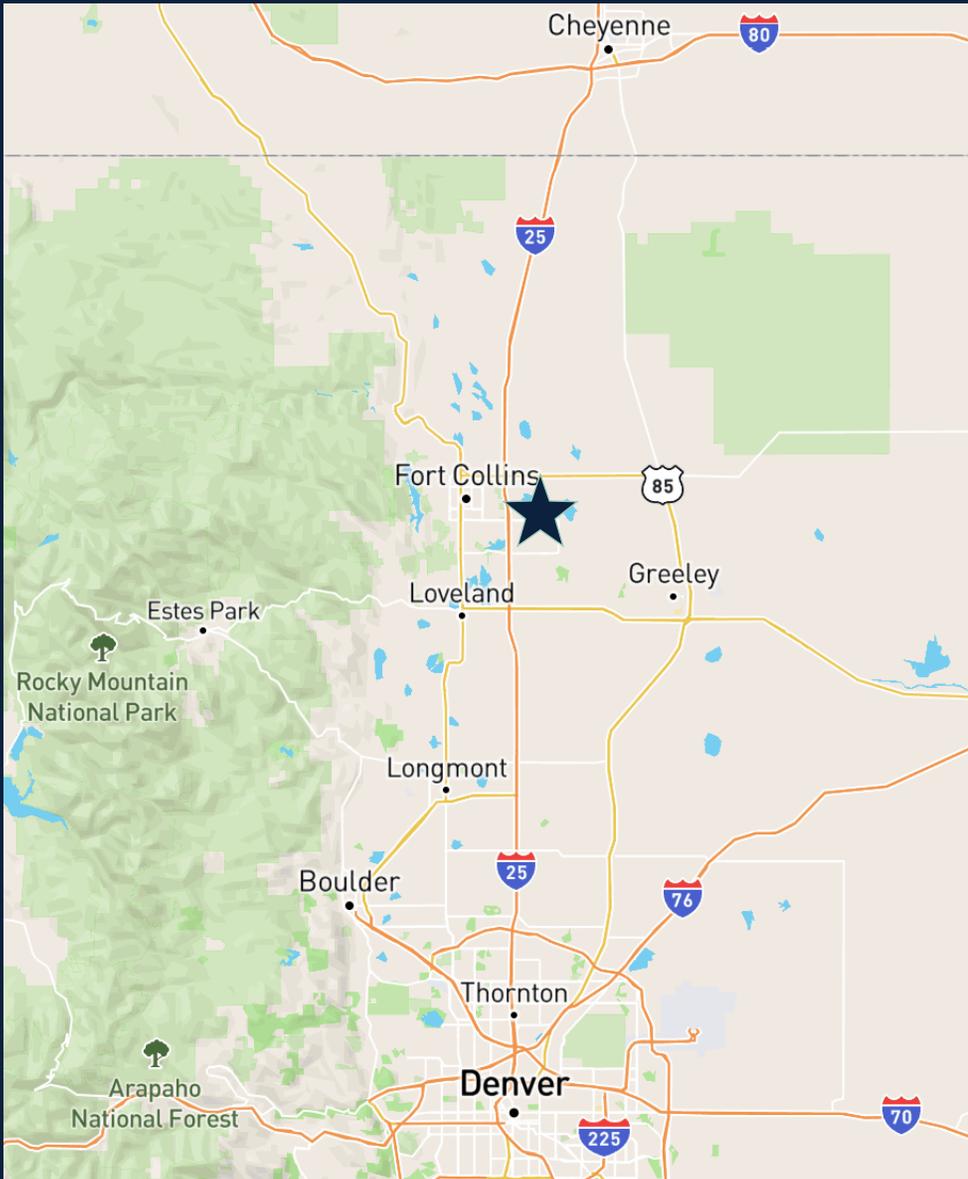


Microsoft

RESIDENTIAL PROJECTS



	Project	Future Units
1	Great Western Ind. Park	600
2	Riverbend	682
3	Overland	691
4	Fisher Farm	747
5	Buffalo Creek	750
6	Taft Ridge	764
7	Moody Property	778
8	Waterfield	818
9	Lee Farm	820
10	Green Valley Ranch	989
11	Mountain Vista	1,085
12	Timnath Ranch	1,085
13	Strauss Lakes	1,110
14	Ponderosa Ridge	1,176
15	Encore on 34	1,240
16	Severance South	1,404
17	Bloom	1,600
18	Prairie Song	2,057
19	Kinston Centerra	2,250
20	Montava	3,917
	Total Future Units	24,563



TIMNATH LAKES

CONTACT FOR MORE INFORMATION

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