

# PRIME COMMERCIAL DEVELOPMENT PAD WITH I-25 FRONTAGE

I-25 GATEWAY CENTER - NEAR THE NWC OF INTERSTATE 25 & COUNTY ROAD 48

FOR SALE

I-25 GATEWAY CENTER  
JOHNSTOWN, CO

AVAILABLE  
1.530± Acres

GATEWAY CENTER

83,000± VPD



FUTURE MIXED USE  
DEVELOPMENT

CR 48

12,000± VPD

13,000± VPD



WELTY RIDGE - MIXED USE  
DEVELOPMENT  
(UNDER REVIEW)

LEDGE ROCK - MIXED USE  
DEVELOPMENT  
RESIDENTIAL, RETAIL, HOTEL  
(UNDER CONSTRUCTION)

MULTI-FAMILY

RESIDENTIAL

## FOR SALE - DEVELOPMENT READY SITE

Land Size: 1.530± Acres (Divisible to 0.75± Acres)  
Sale Price: \$18.00 - \$22.00 / SF  
Zoning: PD - Planned Unit Development (PUD)  
Utilities: All utilities adjacent to site

Development ready site with Interstate 25 frontage and across from the newly opened and highly visited Buc-ee's. This site provides quick connections to the heavily trafficked Highway 34 and Highway 60. The site is situated in a rapidly growing area, surrounded by an influx of new commercial and residential development. Suitable uses for the site include: retail, drive-thru restaurants, hotels, medical, and many others.

Representatives:

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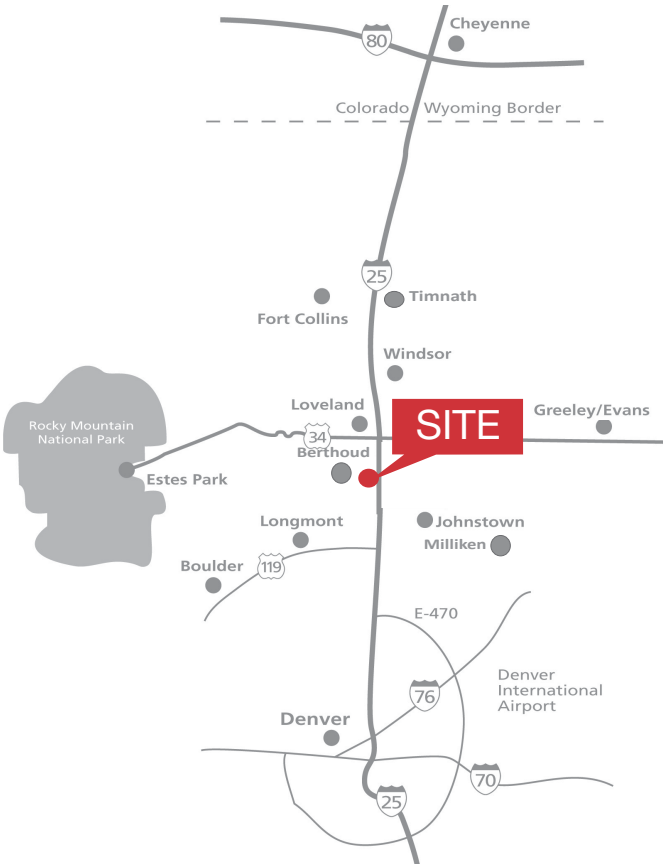
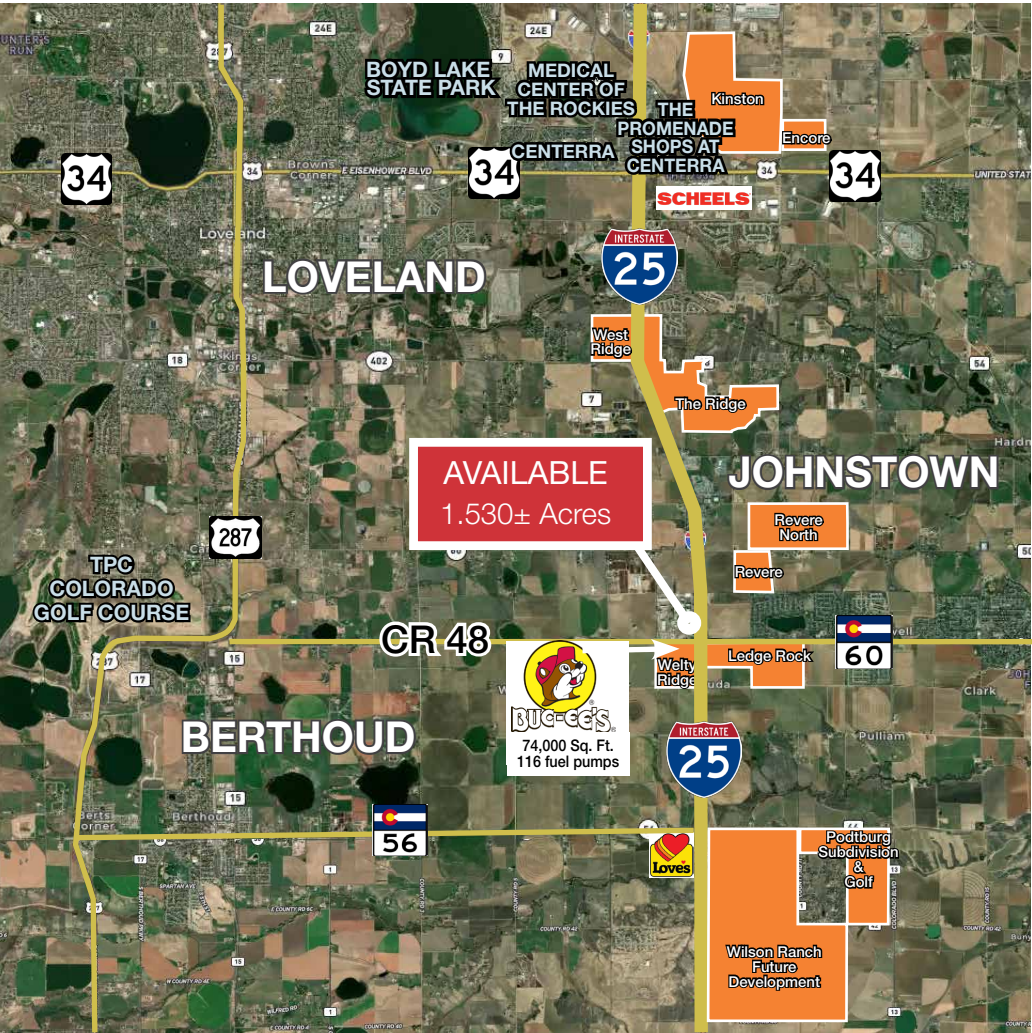
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# LOCATION MAP & DEMOGRAPHICS

## Residential Development Map - Future & Under Construction Developments



DEMOGRAPHICS	3 miles	5 miles	7 miles
Population 2024	8,113	25,837	79,745
Estimated Population 2029	14,514	34,512	93,431
Daytime Employment	2,468	8,544	43,779
Avg Household Income	\$156,493	\$150,745	\$128,397
Median Age	37.1	38.0	38.9

Source: ESRI July 2024

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# DETAILS & CONCEPTUAL SITE PLAN

## PROPERTY DETAILS:

Land Size: 1.530± Acres (Divisible to 0.75± Acres)  
Sale Price: \$18.00 - \$22.00 / SF  
Zoning: D - Planned Unit Development (PUD)  
County: Weld  
Parcel No.: 106103426021  
Mill Levy: 98.544 - **No Metropolitan District**

## PERMITTED USES:

1. Retail
2. Restaurants
3. Lodging
4. Medical
5. Office
6. Restaurant
7. Display sales

Full list of allowable uses: [click here](#)

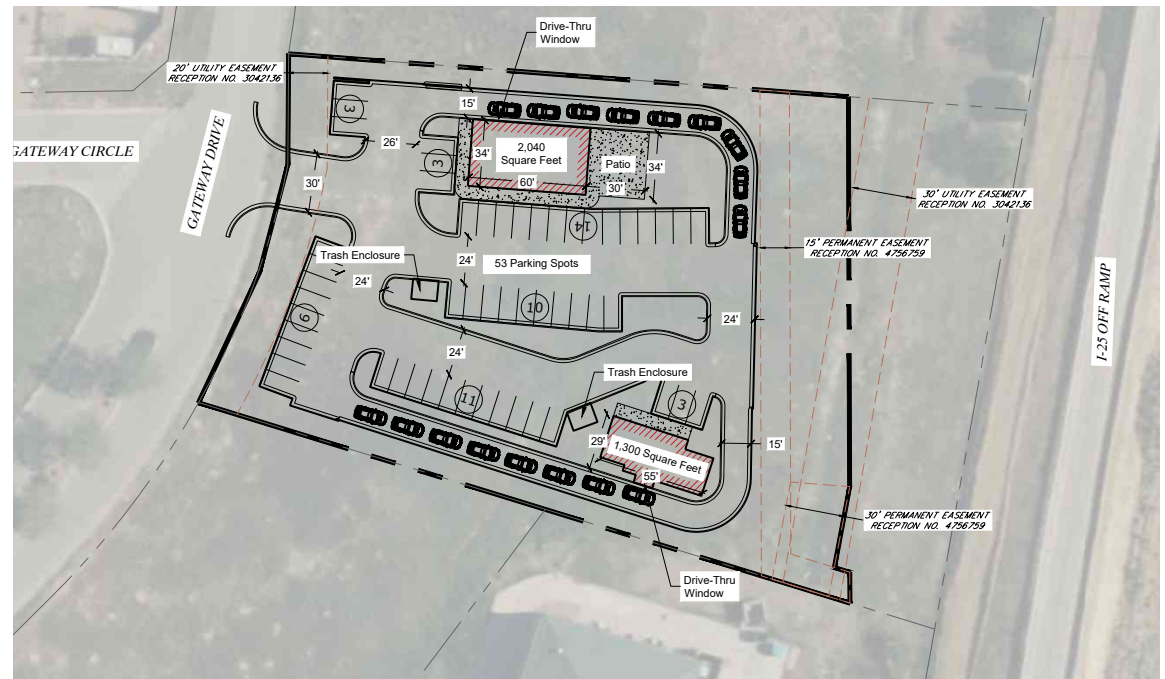
*\*Property is subject to deed restriction prohibiting fuel sales.*

## ACCESS & UTILITIES:

Access and utilities are at or near the site.

## UTILITY PROVIDERS:

Electric - Poudre Valley REA  
Gas - Xcel Energy  
Water - Town of Johnstown  
Sewer - Town of Johnstown



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