



# LAND SITES AVAILABLE WITHIN ENCORE, NEW MIXED-USE, MASTER-PLANNED DEVELOPMENT

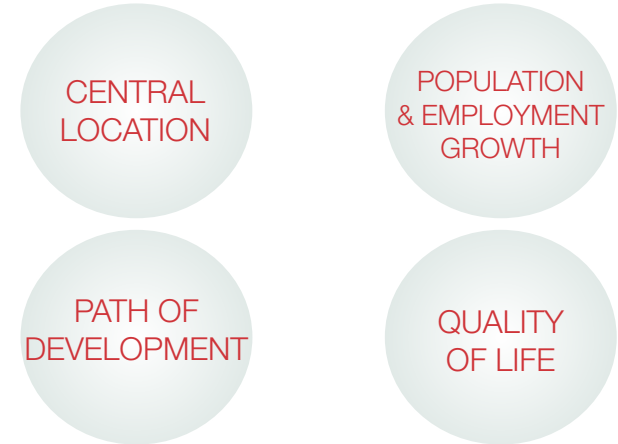
8353 E HIGHWAY 34, JOHNSTOWN, CO 80534



# LOCATION MAP & NEARBY CATALYSTS

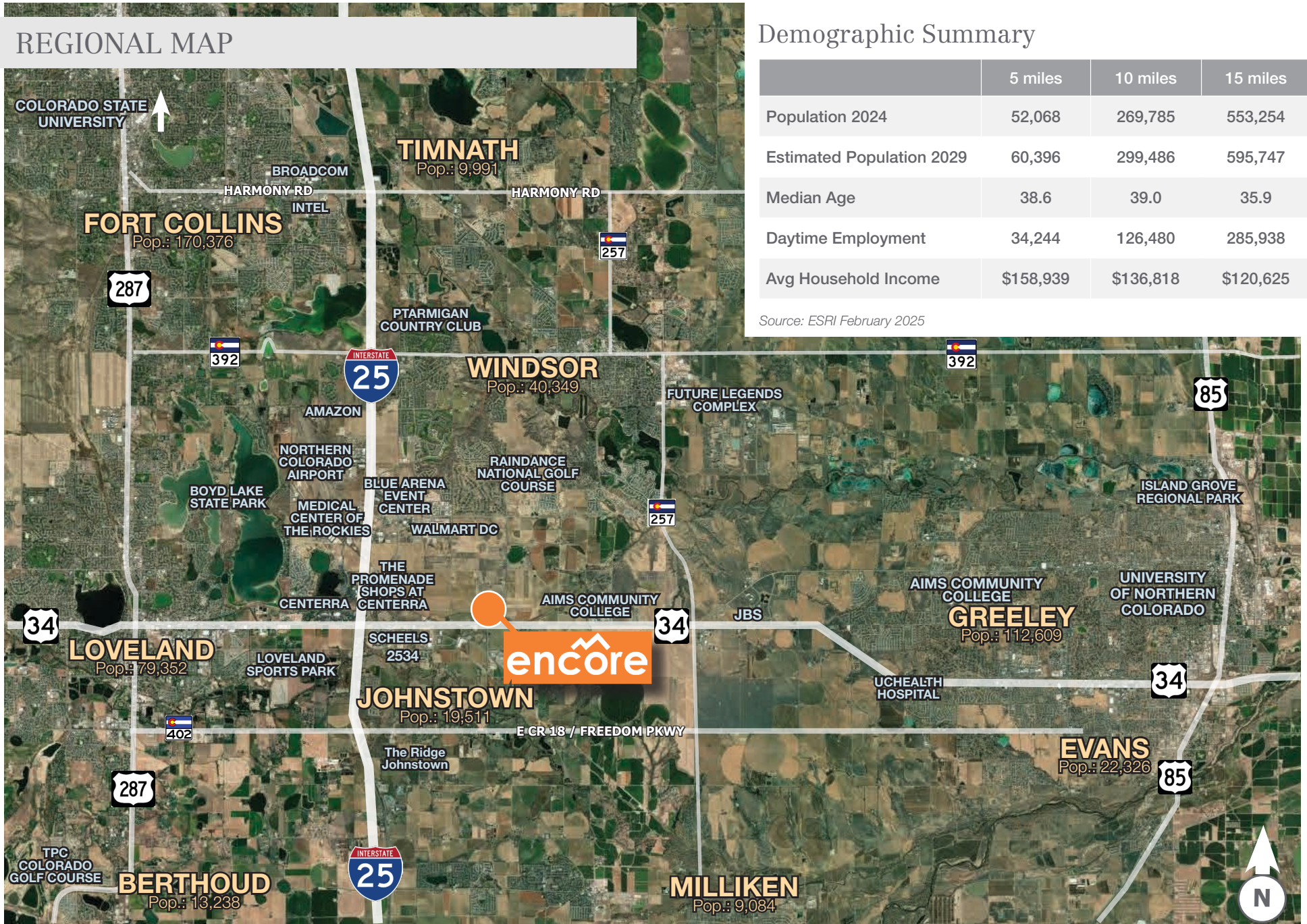


**NORTHERN COLORADO** Nestled between the Rocky Mountains, Colorado's high plains and Denver International Airport – Northern Colorado communities consistently rank as some of the best locations in the country for business, lifestyle and craft beer.



Northern Colorado's trade area consists of approximately 967,000 people (within 30 miles of I-25 & US 34). The trade area is well-known for its high quality of life and is home to two major universities, a young, well educated, population, and a diverse and well compensated workforce. Northern Colorado offers outdoor activities and recreation for every season. With ideal proximity to Rocky Mountain National Park and Estes Park as the main gateway, residents enjoy an active lifestyle through activities such as mountain biking, backpacking, kayaking, rafting and camping, and have easy access to world-class skiing and snow sports in the Rocky Mountains.

# REGIONAL MAP



## Demographic Summary

	5 miles	10 miles	15 miles
Population 2024	52,068	269,785	553,254
Estimated Population 2029	60,396	299,486	595,747
Median Age	38.6	39.0	35.9
Daytime Employment	34,244	126,480	285,938
Avg Household Income	\$158,939	\$136,818	\$120,625

Source: ESRI February 2025



## Encore Overview

NAI Affinity is pleased to present available sites within Encore, a 190± acres mixed-use master planned community, within burgeoning Northern Colorado. Located directly east of The Promenade Shops at Centerra and approximately 1 mile east of Interstate 25, along the north side of Highway 34. Encore features over 1 mile of frontage along Highway 34.

## Property Information

### PROPERTY HIGHLIGHTS

- Located at the epicenter of the region's growth, highly visible with over a mile of Highway 34 frontage.
- Near an abundance of retailers, restaurants, employers, health care providers & other services.
- Convenient and quick access to the region via Highway 34 and Interstate 25.

### UTILITIES

- Sites at Encore will generally be delivered with access and wet utilities at or adjacent to the property, or otherwise noted in the contract or lease.
- Water and Sewer provider: Town of Johnstown.
- Electric provider: Poudre Valley REA & Xcel Energy.
- Gas provider: Xcel Energy.

### ENTITLEMENTS

- Annexed and zoned PUD-MU (Planned Unit Development Mixed Use) within the Town of Johnstown.
- ODP & Design Guidelines include expedited administrative planning approval for many uses:  
Overall Development Plan: [click here](#) | Design Guidelines: [click here](#)

### LOWEST MUNICIPAL FEES IN THE AREA

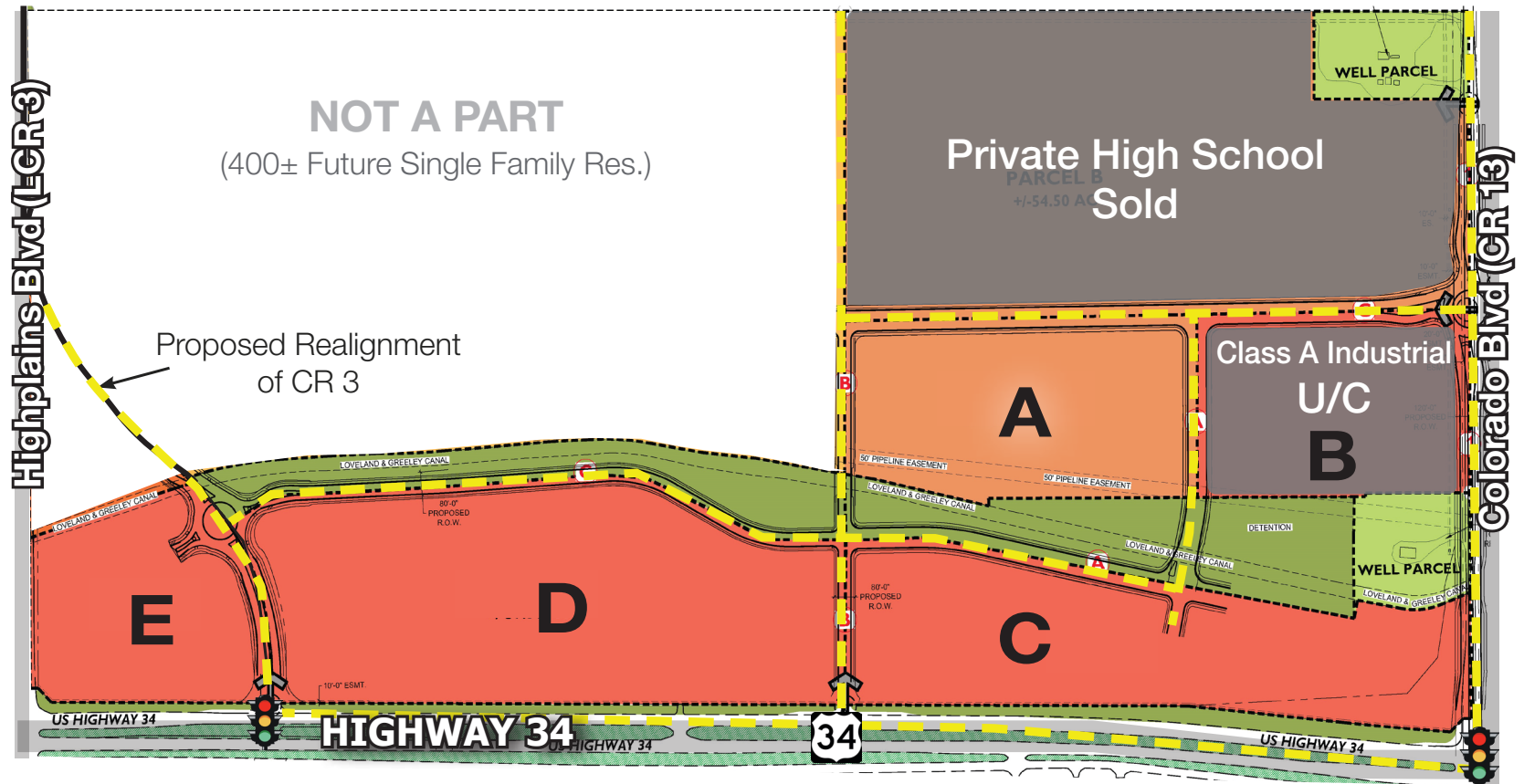
- Town of Johnstown Fees: [click here](#)

# LAND SITES AVAILABLE

FINAL PLAT: [click here](#)

PARCEL	LAND USE	ACRES	PRICE PSF
A	Multi-Family Residential, Commercial, Light Industrial, Flex	7.50± - 14.88±	\$8.00
B	Commercial, Light Industrial, Flex	12.09±	Under Contract
C	Commercial, Light Industrial, Flex	0.75 - 22.22±	Starting at \$8.00
D	Multi-Family Residential, Commercial, Light Industrial, Flex	10 - 28.59±	\$10.00 - \$14.00
E	Multi-Family Residential, Commercial, Light Industrial, Flex	6.65±	\$14.00

Conceptual Site Plan



# LAND SITES AVAILABLE

## COMMERCIAL PAD SITES FOR SALE

Available: 0.75± - 11.64± Acres  
Sale Price: Negotiable  
Zoning: PUD - MU  
Anticipated Uses: Multi-family, retail, office, light industrial, flex, family entertainment  
Current Mill Levy: 155.376  
County: Larimer  
Max Building Height: 85' max. (150' with special review)

Final Plat: [click here](#)

Overall Development Plan: [click here](#)

Design Guidelines: [click here](#)



# ACCESS DETAILS

## Conceptual Site Plan

