



Timnath, CO 80525
E Harmony Rd & 1-25 (SEC)

Massive Population Growth

Timnath was named the second
fastest growing municipality in
Colorado in 2023

I-25 Frontage

Situated adjacent to Harmony Rd,
the busiest I-25 interchange
in Northern Colorado

Premium Demographics

Ideal proximity to prime traffic
generators and customer base,
including Banner Health
Medical Center, UC Health,
Intel, Hewlett Packard, Harmony
Technology Park, Hotels and
Colorado State University.

NEW 240 ACRE MIXED-USE DEVELOPMENT



SH

SullivanHayes
BROKERAGE

5570 DTC Parkway, Suite 100, Greenwood Village, CO 80111 | 303.534.0900 | SullivanHayes.com

ANDY BUETTNER

720.382.7502

abuettner@sullivanhayes.com



Demographics

CATEGORIES	1 MILE	3 MILE	5 MILES
Estimated Population	4,003	42,827	111,545
Average Household Income	\$157,940	\$167,177	\$147,203
Daytime Population (Employees)	1,356	19,049	62,058
Number of Businesses	105	1,229	4,892

Source: Esri 2025

Traffic Counts

LOCATION	CARS/DAY
Harmony Rd east of I-25	25,000
Harmony Rd west of 1-25	56,210 ¹
I-25 north of Harmony Rd	69,000 ¹
I-25 south of Harmony Rd	90,000 ¹

Source: Esri 2019, ¹2022

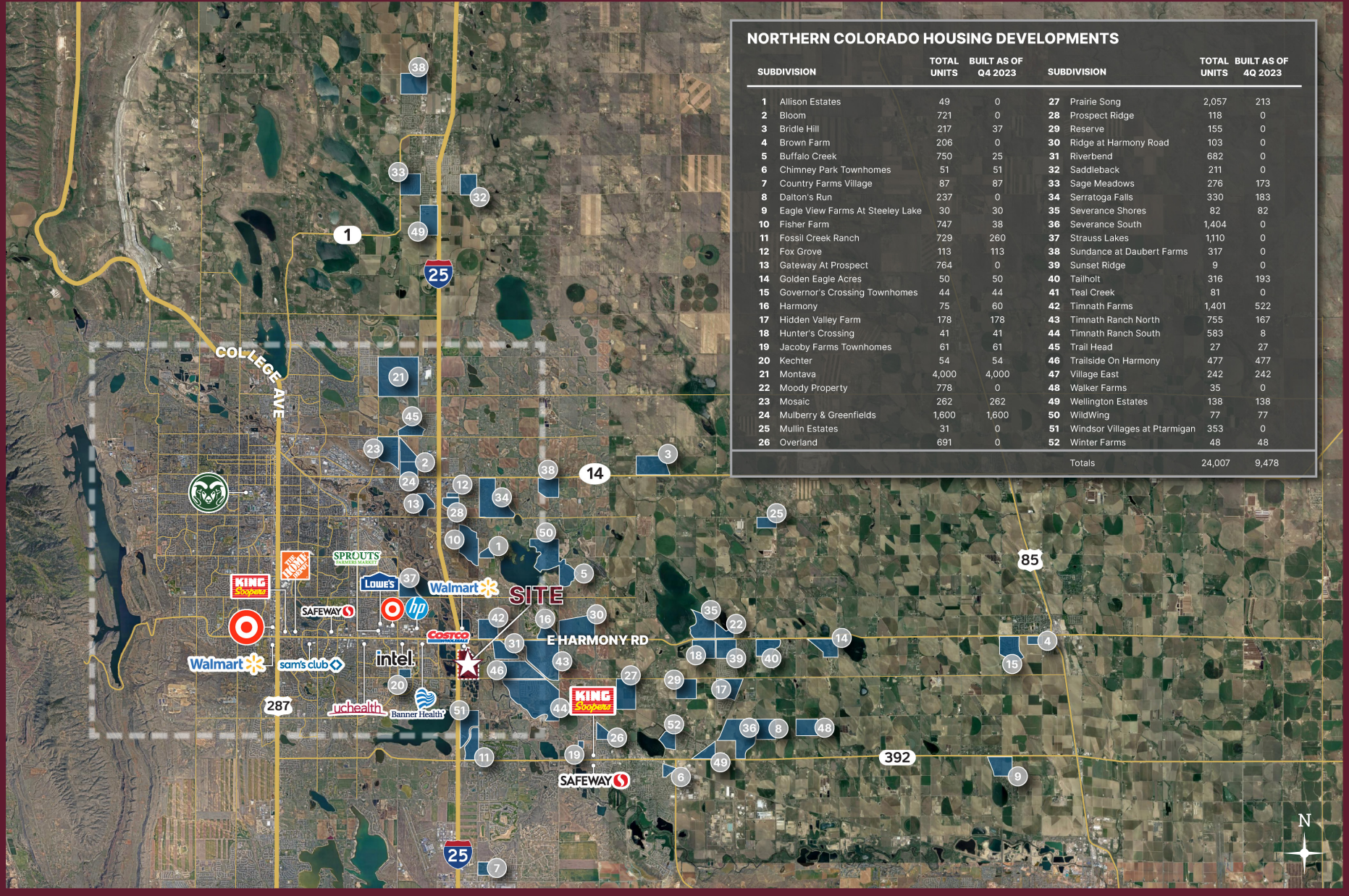




MAJOR EMPLOYERS
Greater Fort Collins Area

UCHealth Poudre Valley Hospital	7,520
Colorado State University	7,400
Poudre R-1 Schools	4,500
City of Fort Collins	2,100
Columbine Health	1,690
Hewlett Packard	1,490
Banner Health	1,340
Avago Technology	1,300
Woodward Inc.	1,300
Advanced Micro Devices	1,100
Hatch Company	860
Qualfon Data Group	800
New Belgium Brewing	757
Tolmar	750
Nutrien	740
Anheuser Busch	525
Platte River Power Authority	300
Intel	300

NORTHERN COLORADO NEW HOUSING DEVELOPMENT

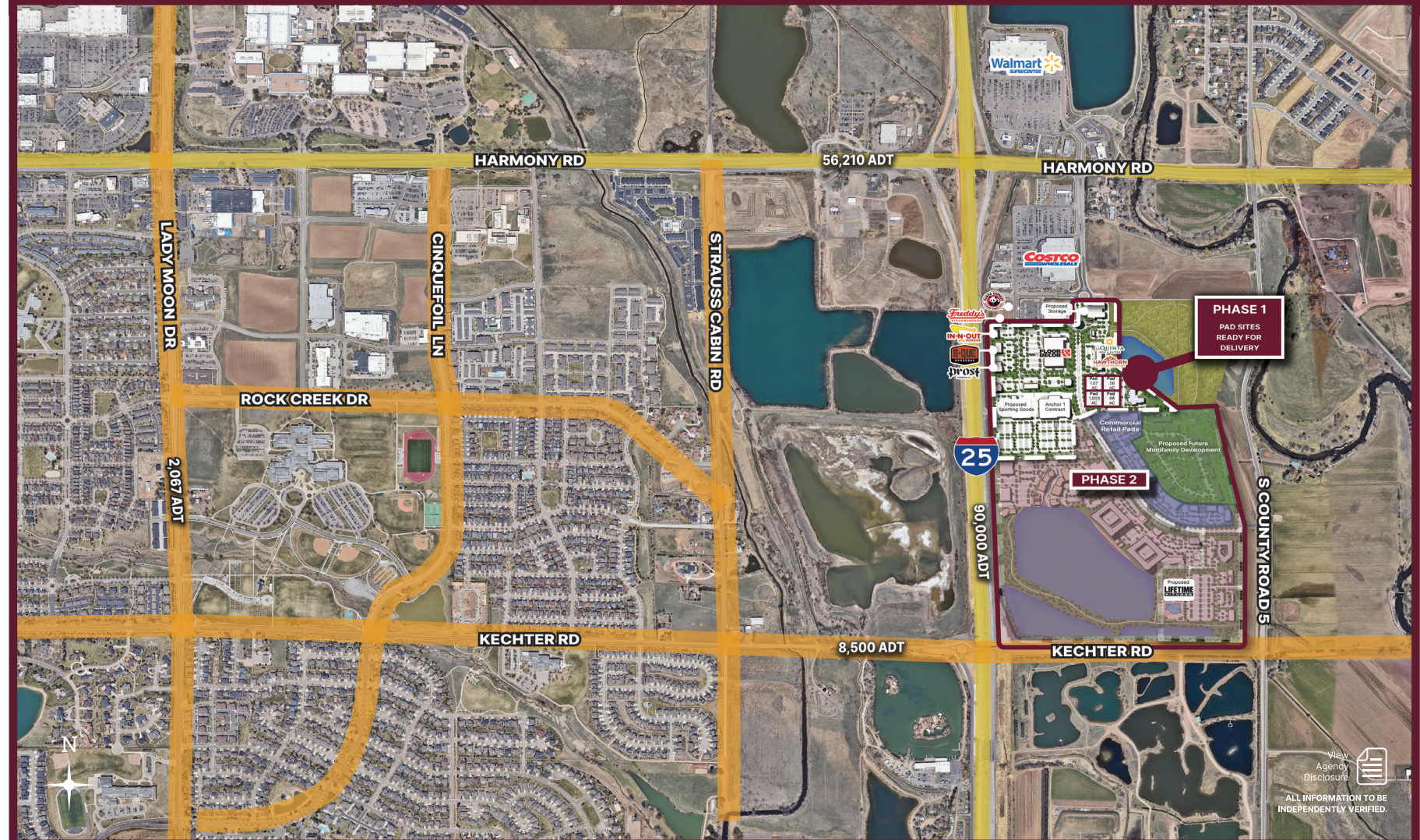




Ladera is strategically situated along the I-25 frontage, spanning from the Harmony Rd interchange to the north, down to Kechter Rd to the south. Although Kechter Rd is not an interchange, it serves as a key east-west arterial connecting Fort Collins and Timnath.

Kechter Rd offers an additional route for residents to the west, south, and north, helping them bypass congestion on Harmony Rd when crossing I-25 into Timnath and the Ladera development.

ENHANCED CONNECTIVITY AND ACCESSIBILITY



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