



REAL
ESTATE
GROUP

MINDFULLY CREATING COMMUNITY

TBD 1st Street, Berthoud, CO
INDUSTRIAL LAND FOR SALE



PROPERTY DETAILS

Property Size:
+/- 2.12 Acres

Zoning:
(M2) Industrial (Town of Berthoud)
(Annexation in process)

Proposed Use
- General Industrial
- Light Manufacturing
- Warehouse/Distribution
- Contractor building
w/Storage Yard

BERTHOUD INDUSTRIAL LAND

SALE PRICE: \$550,000

- Opportunity to develop M2 Industrial land with annexation into the Town of Berthoud in process
- Excellent location just off of US Highway 287 and quick access to I-25 via CO Highway 56
- Preliminary industrial building design plans available from Seller
- Rare infill site with flexible Industrial zoning designation from the Town of Berthoud
- All utilities are proximate to site - can be developed on septic or future Berthoud sewer extension
- Outdoor storage potential
- Click for: [TOWN OF BERTHOUD 1ST STREET CORRIDOR PLAN](#)
- Explosive growth surrounding site - get in early!

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DEMOGRAPHICS (Source: STDB Online 2025, radius)

	1 Mile	3 Mile	5 Mile		
2025 Population	2,663	19,410	48,086	1st Street just N. of Property	11,200 VPD
Avg. HH Income	\$138,545	\$141,828	\$114,717	1st Street @ US Hwy 287	16,600 VPD
Households	962	7,687	19,939		
Businesses	36	537	1,963		
Employees	244	4,077	15,915		



TRAFFIC COUNTS (Source: STDBOnline)

The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 8/13/2025

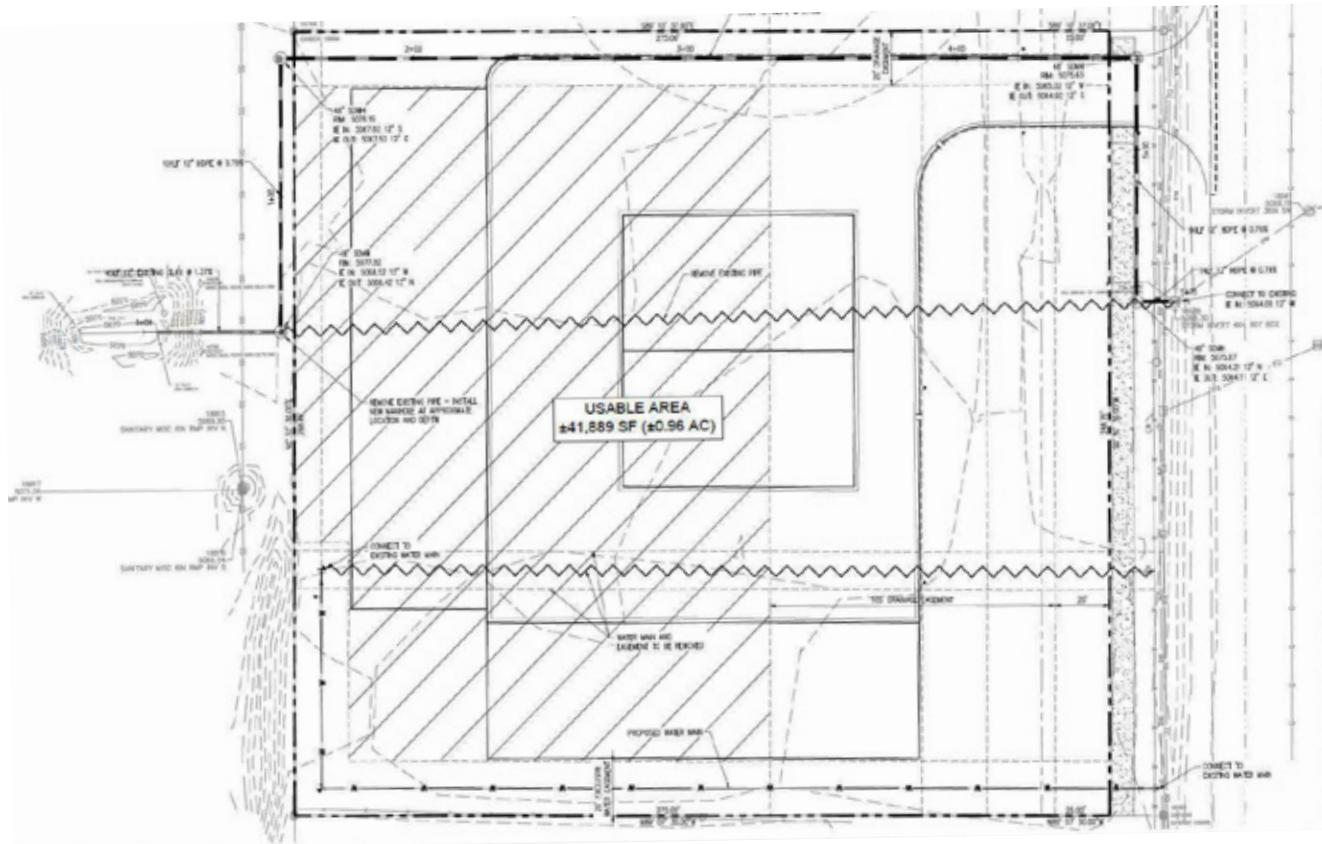
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CONCEPTUAL SITE PLAN



- Annexation application in process through Town of Berthoud
- All utilities are proximate to site
- No Metro District tax burdens
- Part of future 1st Street Innovation District



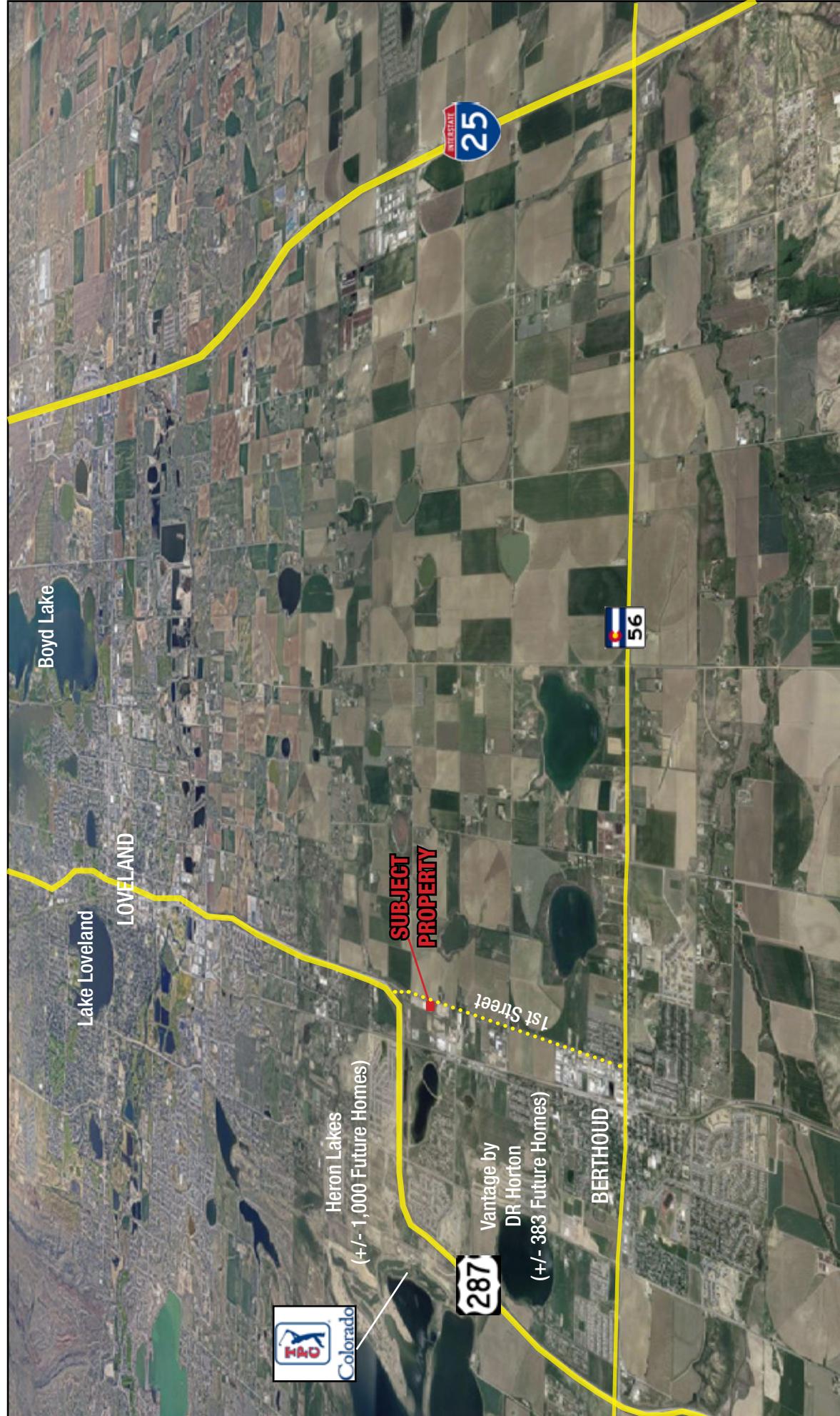
MINDFULLY CREATING COMMUNITY

DRIVE TIMES

Berthoud, CO - 5 min
Interstate 25 - 13 min
Johnstown, CO - 16 min
Loveland, CO - 8 minutes
Fort Collins, CO - 31 min
Denver, CO - 49 min

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