

# HARMONY CORRIDOR DEVELOPMENT LOTS

TIMNATH, COLORADO



## COMMERCIAL / MIXED-USE DEVELOPMENT LOTS FOR SALE

**Two improved development lots** totaling approximately 8.87 acres available for sale just 5 minutes from I-25 along the Harmony Corridor. The Harmony Corridor serves as the primary commuter route between Fort Collins, Timnath, and other towns to the East. The Property abuts the Harmony subdivision, which is one of the premier planned communities in Northern Colorado and the surrounding area has experienced tremendous growth and development activity over recent years. All utilities are stubbed to the Property and the Commercial Mixed-Use (CMU) zoning provides a wide variety of retail, office, and high-density residential uses.



# The Details

## AVAILABLE LOTS FOR SALE

LOT:	ACRES:	SQUARE FEET:	LOT PRICE:	PRICE/SF:
Lot 1	6.40 AC	278,784 SF	\$5,160,000	\$18.50/SF
Lot 2	2.47 AC	107,593 SF	\$1,990,000	\$18.50/SF
Lots 1+2	8.87 AC	385,377 SF	\$7,150,000	\$18.50/SF



### ZONING DESCRIPTION:

#### Commercial Mixed-Use (CMU), Town of Timnath

The Commercial Mixed-Use District is intended for predominately retail-oriented commercial and office development with high density residential either in the same building or on the same property as the non-residential development.





# Town of Timnath

## HARMONY CORRIDOR OVERLAY:

The Harmony Corridor Overlay intends to guide developments in creating a distinct entry and commercial corridor, enhance visual continuity between different developments and highlight Timnath by encouraging an upscale agrarian/native prairie, design aesthetic. This will distinguish Timnath from surrounding municipalities and balance commercial interests with usable public spaces, strong pedestrian and bike way connectivity.



TIMNATH NAMED BEST PLACE TO LIVE IN LARIMER COUNTY - Niche.com

## THE TOWN OF TIMNATH:

The Town of Timnath is a welcoming, growing community with beautiful parks, a quaint downtown, and safe neighborhoods. Located in beautiful Northern Colorado, Timnath is one of the most desirable communities along the Front Range. With an average 300 days of sunshine, locals enjoy snowcapped mountains, idyllic lakes, clear running rivers, and infinite outdoor recreation options. A short drive north of Denver, the area is close enough for a convenient trip to a truly great city but far enough away to have a laid-back personality all its own.



Town of  
**TIMNATH**  
ESTABLISHED 1882



**11,670**

Businesses  
- 10 Mile Radius



**7,122**

Town of Timnath  
Population  
- 2024



**73.4%**

Owner Occupied  
Housing Units  
- 5 Mile Radius



**148,683**

Employees in the Area  
- 10 Mile Radius



**8,000**

New & Planned  
Homes in the  
Immediate Vicinity

# Area Overview

## DEMOGRAPHICS

### Estimated Population

5 Mile	86,129
10 Miles	301,092
15 Miles	492,872

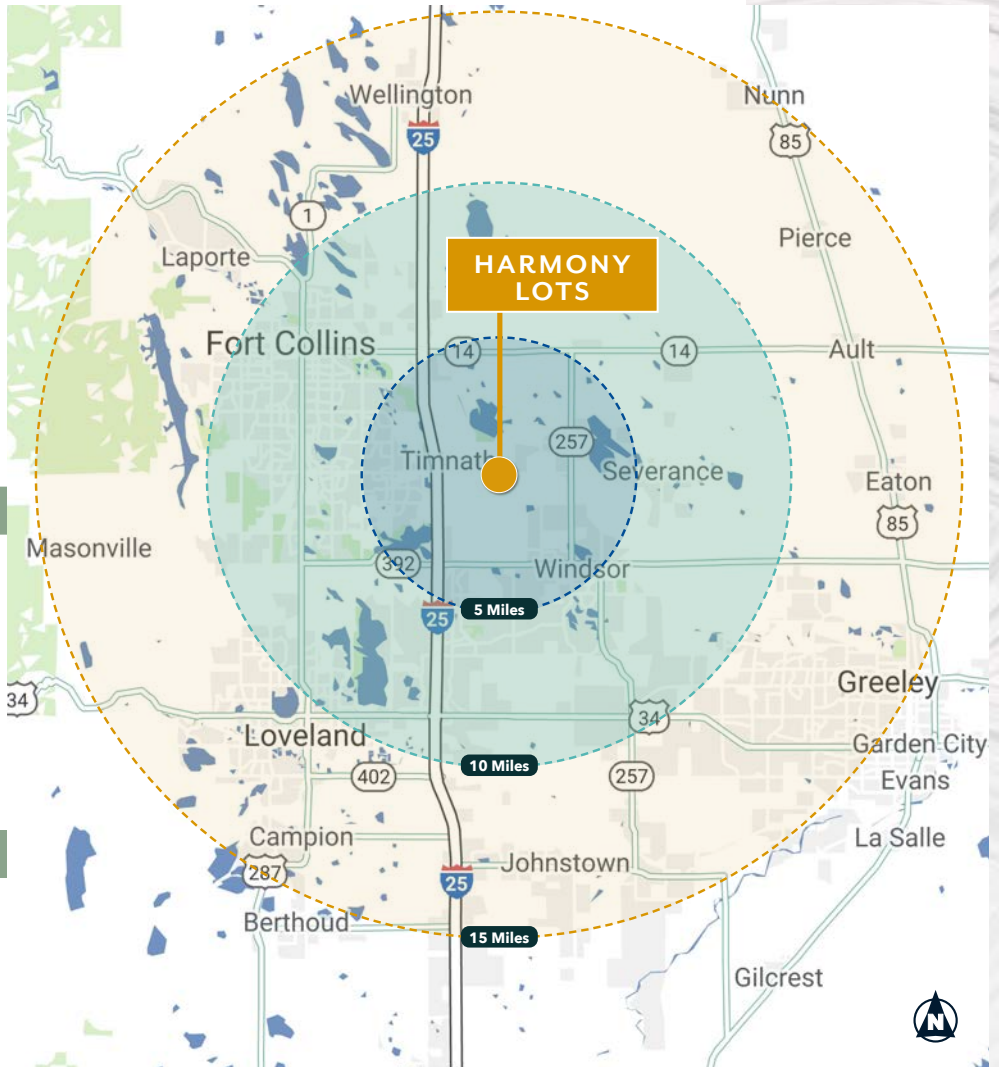
### Estimated Households

5 Mile	31,161
10 Miles	117,564
15 Miles	190,043

### Average Household Income

5 Mile	\$143,759
10 Miles	\$116,143
15 Miles	\$112,564

- ESRI 2024



## AREA DRIVE TIMES

<b>Loveland</b>	12 Minutes	10.6 Miles
<b>Greeley</b>	30 Minutes	20.8 Miles
<b>DIA</b>	57 Minutes	63.7 Miles
<b>Denver</b>	46 Minutes	50.5 Miles

- Google Maps 2024

## TRAFFIC COUNTS

I-25 North of Harmony Road - **69,000 VPD**

- CDOT 2022

## Contacts

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