

## FOR SALE: 80.5 +/- ACRES NWC I-25 & CO HWY 56 INTERCHANGE BROWNS CORNER, LLP - 3503, 3573 & 3641 CO HWY 56, BERTHOUD, CO

### PROPERTY TYPE:

MIXED-USE DEVELOPMENT LAND

**AVAILABLE:** 80.5 +/- ACRES

(3,506,580 SF)

**PRICE:** \$10,500,000 (\$3.00 SF)

### WATER RIGHTS:

6 shares Consolidated Home Supply Ditch & Reservoir Company (the site also includes a 6 +/- acre spring fed pond)

### WATER RIGHTS PRICE:

To be negotiated

### UTILITIES:

- Public Water – Town of Berthoud
- Public Sewer – Town of Berthoud
- Electric – Poudre Valley REA
- Natural Gas – Xcel Energy

(All utilities are located on the south-side of CO Hwy 56)



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# PROPERTY SURVEY

BROWNS CORNER, LLP - 3503, 3573 & 3641 CO HWY 56, BERTHOUD, CO

## ZONING:

PUD (Planned Unit Development - Town of Berthoud) which allows mixed-use development to include commercial and residential land uses

## TRAFFIC COUNTS:

I-25 - 86,000VPD (approx.)

CO HWY 56 - 8,000VPD (approx.)

## CURRENT ANNUAL NOI:

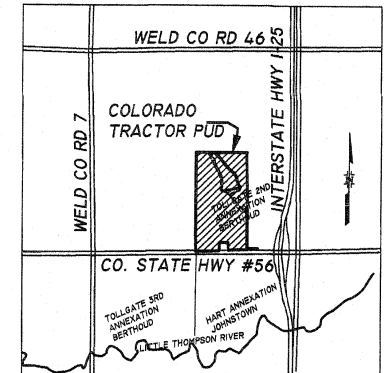
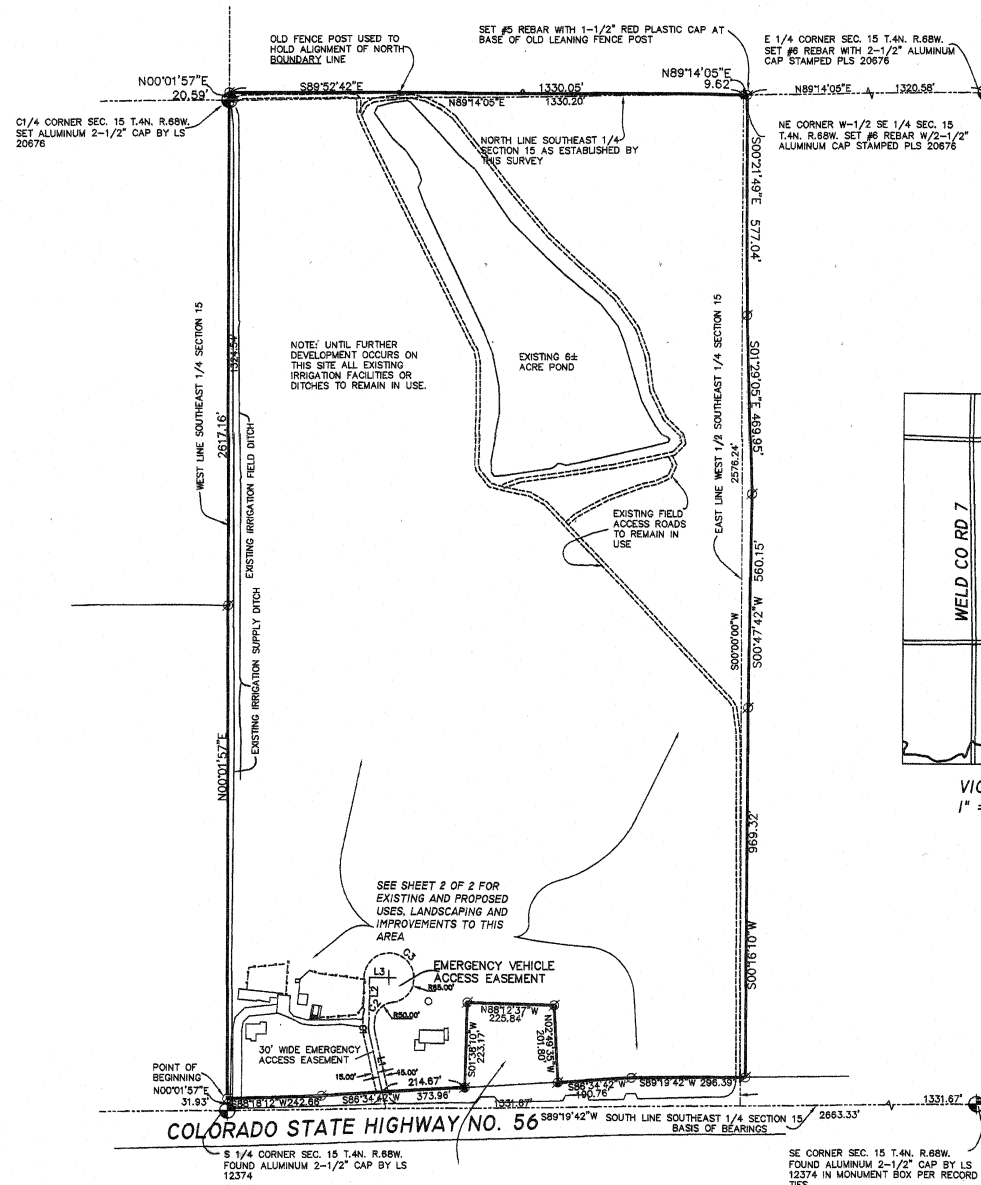
\$158,040 (NOI to continue to completion of I-25 Widening Project Final Phase - estimated completion date 12/31/2027)

## CURRENT LAND USES ON SITE:

Equipment transportation services, construction equipment storage/ concrete batch plant associated with the I-25 widening project, irrigated farmland, and one residential rental unit

## PROPERTY ACCESS:

Brown's Corner, LLP, has two access points on the northside of CO HWY 56 having CDOT approval to accommodate future development (Access Permit #'s: 405095 & 405096)



VICINITY MAP  
1" = 2000'

## REGIONAL DEVELOPMENT SUMMARY BROWNS CORNER, LLP - 3503, 3573 & 3641 CO HWY 56, BERTHOUD, CO

**Centerra** – A 3,000 acre master-planned community in Loveland, CO located at the northeast and northwest corners of the I-25 & US Hwy 34 intersection: the “Main & Main” intersection in Northern Colorado’s front range area. Commercial development in Centerra includes retail, office, major medical, hospitality, manufacturing, and warehouse/distribution land uses. Residential development includes a mix of apartments, condominiums, townhomes, and single-family residences. Located within Centerra is the “Promenade Shops”, a lifestyle center with over 70 specialty shops and restaurants.

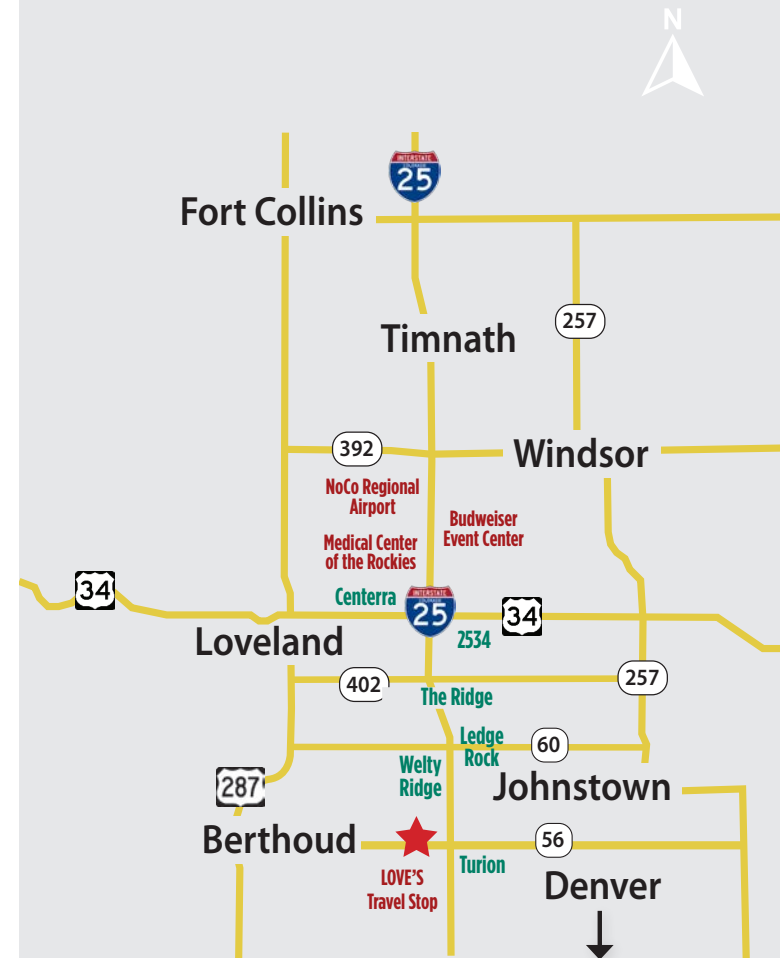
**2534** – A 540+ acre master-planned community located at the southeast corner of the I-25 & US Hwy 34 intersection in Johnstown, CO. The 2534 development includes the one-million square foot Johnstown Plaza, which is anchored by a 250,000sf “Scheels All Sports” store. Commercial development in 2534 includes retail, office, medical, hospitality, manufacturing, and warehouse/distribution land uses. The development is designed to accommodate up to four-million square feet of commercial space. Residential development includes a mix of apartments and single-family residences.

**The Ridge Johnstown** – A 540 acre master-planned development located at the northeast, southeast and northwest corners of the I-25 & CO Hwy 402 interchange in Johnstown, CO. Like the Centerra and 2534 developments, The Ridge Johnstown has high visibility and easy access to I-25 via the interstate interchange the development surrounds. Commercial development will include retail, office, hospitality, manufacturing, and warehouse/distribution land uses. Residential development includes a mix of apartments and single-family residences (currently under construction).

**Welty Ridge** – A 130 acre master-planned development located at the southwest corner of the I-25 & CO Hwy 60 interchange in Johnstown, CO. Welty Ridge will have high visibility and easy access to I-25 via a newly constructed interstate interchange. This development will be anchored by “Buc-ee’s Travel Center”, a 74,000sf mega-convenience store having 116 fueling stations. This facility operates 24/7 - 365 days per year and employs 275+ people. Proposed commercial development surrounding the 25-acre Buc-ee’s site is being marketed for retail/restaurant, flex-office, hospitality, self-storage, and warehouse/distribution. Residential development includes a mix of apartments and single-family residences.

**Ledge Rock Center** – A 250 acre master-planned development located at the southeast corner of the I-25 & CO Hwy 60 interchange in Johnstown, CO. Ledge Rock Center will have high visibility and easy access to I-25 via a newly constructed interstate interchange. The development is designed to accommodate one million square feet of retail space, which is currently leasing. Murdoch’s Ranch & Home Supply and Woods Supermarket anchor the center. Proposed residential development includes a mix of 1,000 apartments and 200 single-family residences.

**Turion** – A 2,100 acre master-planned development located at the southeast corner of the I-25 & CO Hwy 56 interchange in the towns of Berthoud and Mead, CO. The Turion development will have 1,600 acres located in the Town of Berthoud, and 500 acres in the Town of Mead. The development will have high visibility and easy access to I-25 via a newly constructed interstate interchange. The proposed development is designed to accommodate five(+) million square feet of commercial space and 4,000 residential units. This project has a projected build-out over 30 years in 34 construction phases.



★ = Browns Corner, LLP

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