



THE WOODMONT COMPANY

FUTURE  
COMMERCIAL

WINDSOR VILLAGES AT PTARMIGAN  
114 SINGLE FAMILY HOMES  
180 MULTI-FAMILY UNITS

OAKMONT ST



90,000 VPD

PLANNED  
MEDICAL

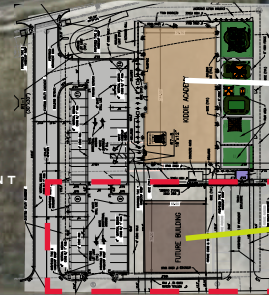
PLANNED  
HOTEL

FUTURE  
DEVELOPMENT

WESTGATE DR

KIDDIE ACADEMY  
EDUCATIONAL CHILD CARE  
DELIVERY SUMMER 2024

0.66 AC  
AVAILABLE



23,000 VPD



TANNER AUTISM  
SERVICES OF CO



# WINDSOR VILLAGES AT PTARMIGAN

NEC I-25 & Hwy 392 | Windsor, Colorado 80528

GRANT GARY | [ggary@woodmont.com](mailto:ggary@woodmont.com) | 817.377.7735

BRITTON LANKFORD | [blankford@woodmont.com](mailto:blankford@woodmont.com) | 214.546.2622

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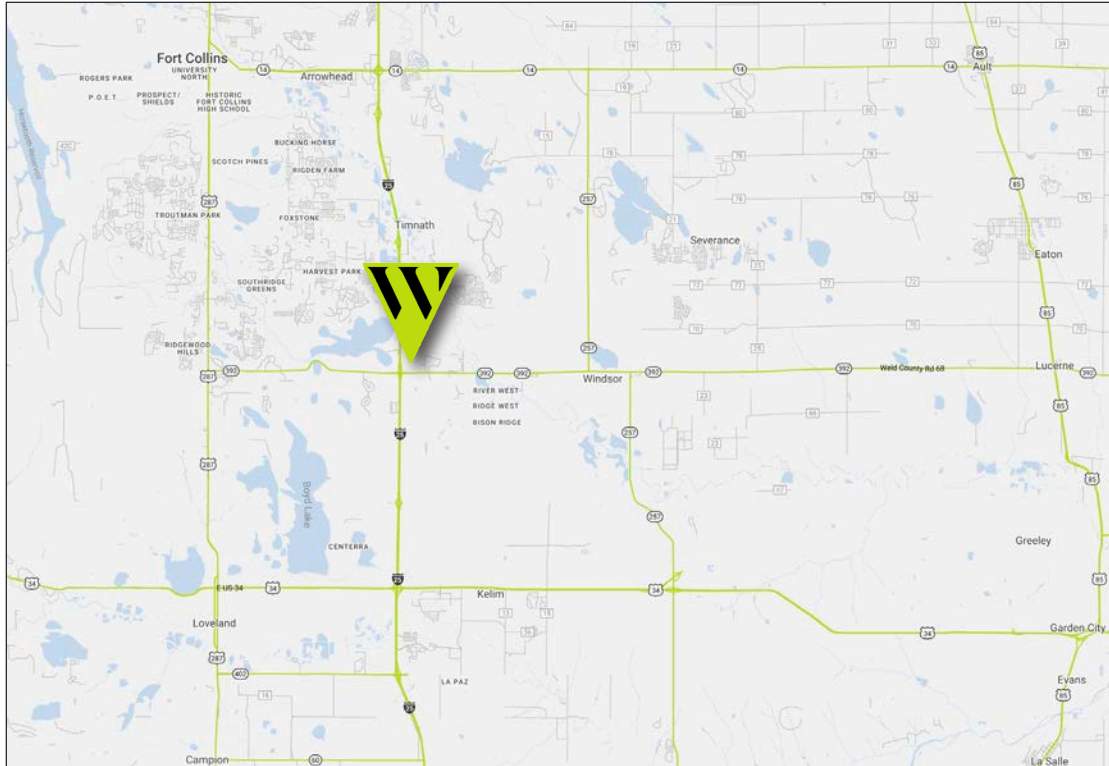
WOODMONT.COM

# PROPERTY INFORMATION



THE WOODMONT COMPANY

NEC I-25 & HWY 392 | WINDSOR, COLORADO 80528



## LOCATION

NEC I-25 & Hwy 392 | Windsor, Colorado 80528

## HIGHLIGHTS

- ±6,000 SF for lease, divisible
- Adjacent to **KIDDIE ACADEMY** EDUCATIONAL CHILD CARE
- Ideal for medical or professional office
- Located next to 7-Eleven, the top 23 percent location in Colorado (according to Placer.Ai)
- Windsor population has doubled in the past decade, and is projected to double within the next decade as well.
- 3 miles from Northern Colorado Regional Airport
- Signage available with visibility from highway
- This site is located within the 100-acre Windsor Villages at Ptarmigan master-planned golf community, which will include 114 single-family lots, 180 multi-family lots and open space, and 50 acres designed for commercial retail.

## AREA RETAILERS & RESTAURANTS

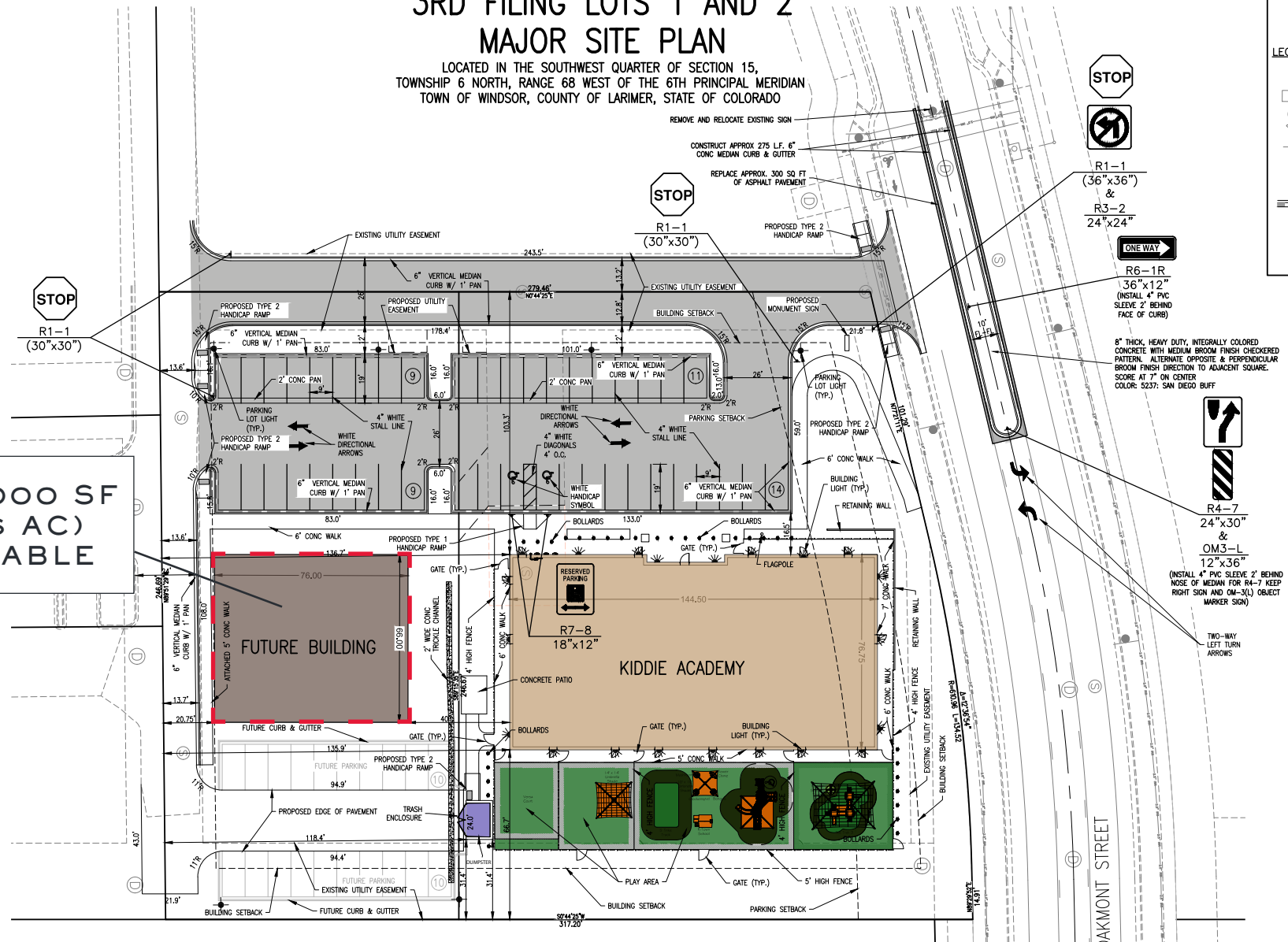




NEC I-25 & HWY 392 | WINDSOR, COLORADO 80528

## WINDSOR VILLAGES AT PTARMIGAN SUBDIVISION 3RD FILING LOTS 1 AND 2 MAJOR SITE PLAN

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15,  
TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF WINDSOR, COUNTY OF LARIMER, STATE OF COLORADO



# KIDDIE ACADEMY | 4701 OAKMONT ST

NEC I-25 & HWY 392 | WINDSOR, COLORADO 80528



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# PROPERTY AERIAL



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NEC I-25 & HWY 392 | WINDSOR, COLORADO 80528





## PROPERTY AERIAL 2



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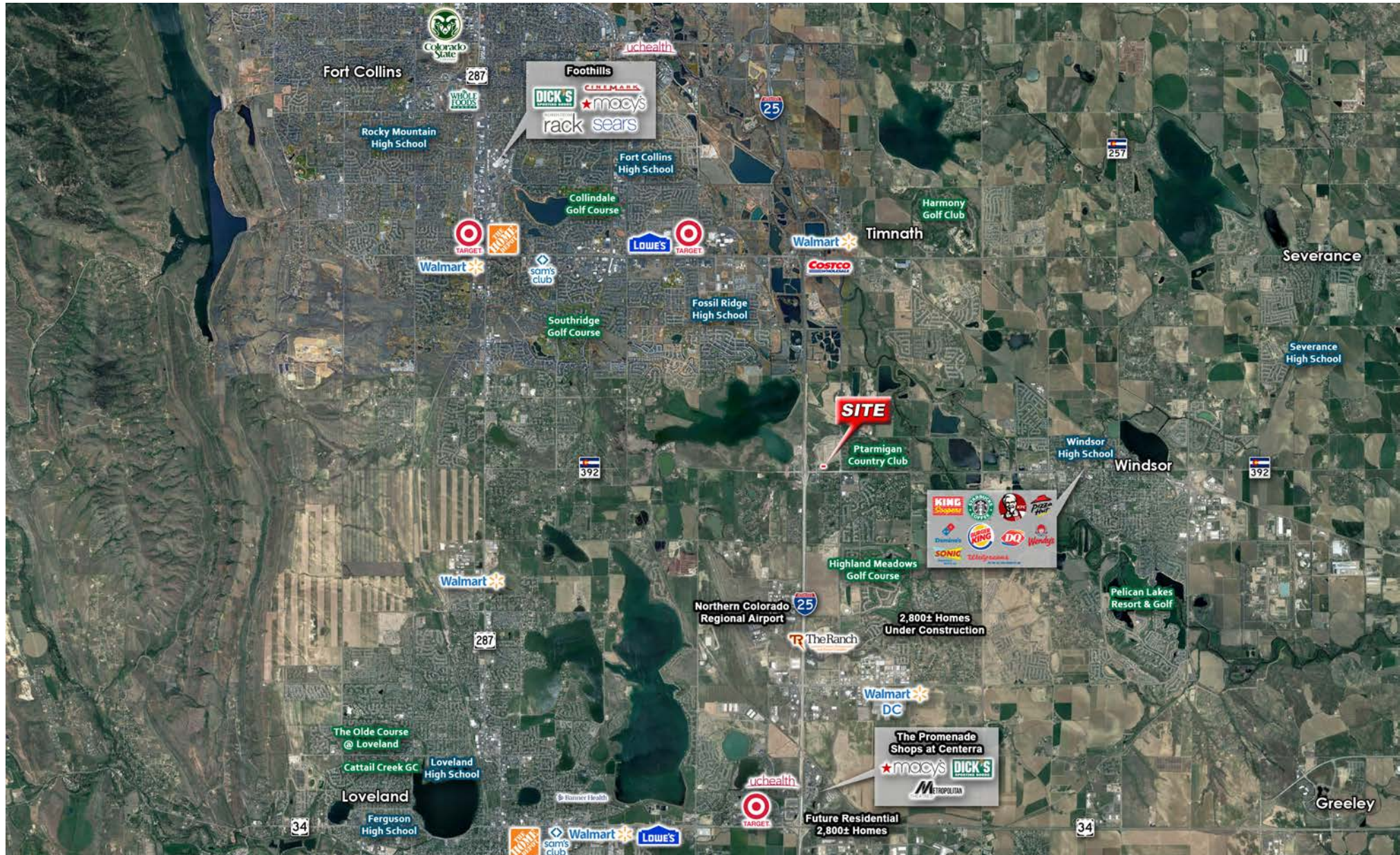


# MARKET AERIAL



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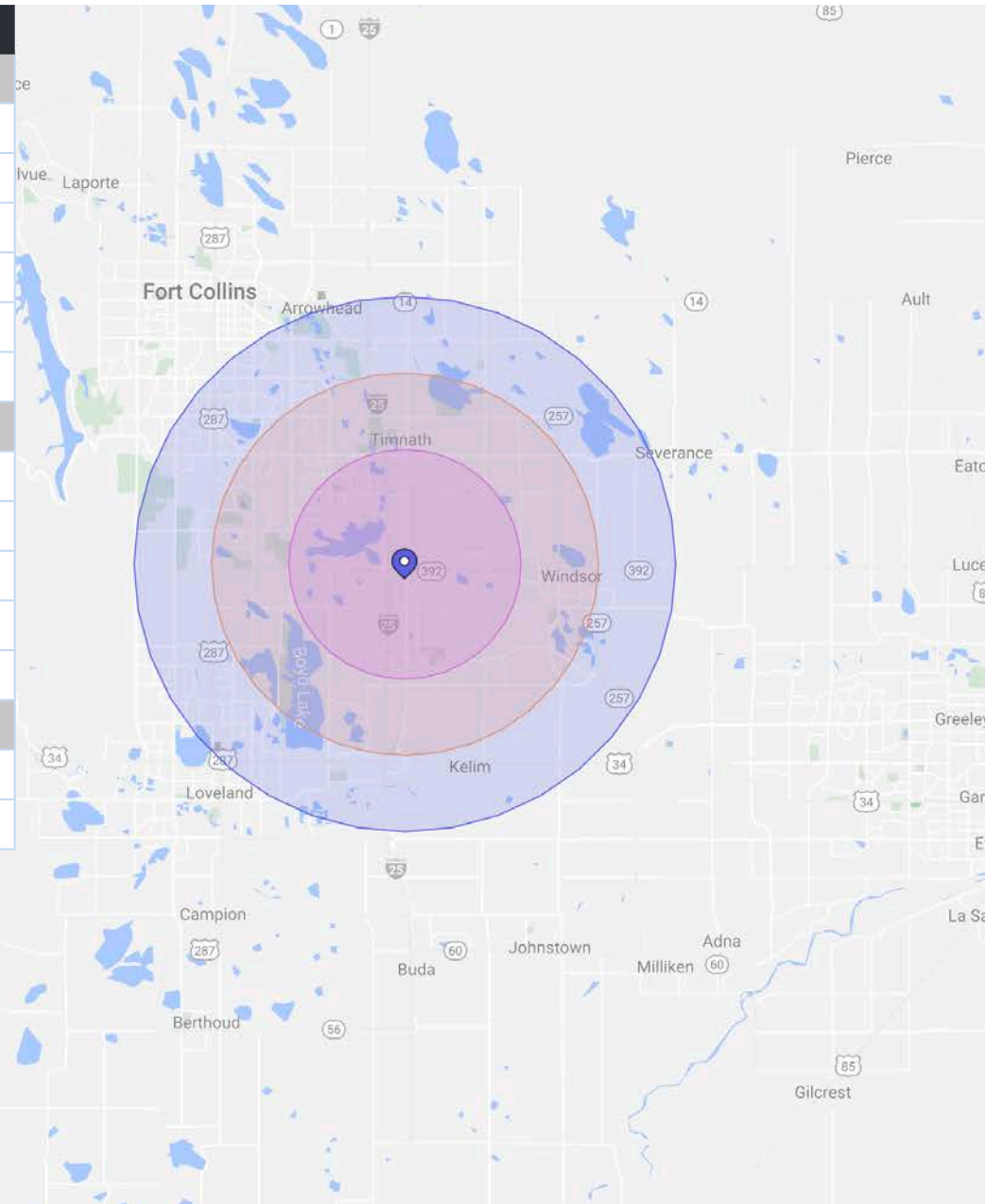
# DEMOGRAPHICS



THE WOODMONT COMPANY

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DISTANCE	3 MILES	5 MILES	7 MILES
<b>POPULATION</b>			
POPULATION 2000	3,974	37,282	100,159
POPULATION 2023	30,451	99,348	202,224
% CHANGE (2000-2023)	28.9%	7.2%	4.4%
2028 PROJ. POPULATION	45,349	144,888	274,299
% PROJ. CHANGE (2023-2028)	9.8%	9.2%	7.1%
DAYTIME EMPLOYEES	6,577	32,313	73,053
<b>HOUSEHOLDS</b>			
2000 HOUSEHOLDS	1,339	13,330	38,029
2023 HOUSEHOLDS	10,841	37,732	79,550
% CHANGE (2000-2023)	30.9%	7.9%	4.7%
2028 PROJ. HOUSEHOLDS	13,381	44,930	90,742
% PROJ. CHANGE (2023-2028)	4.7%	3.8%	2.8%
<b>INCOME</b>			
AVERAGE HOUSEHOLD INCOME	\$178,646	\$145,747	\$129,064
AVERAGE HOME VALUE	\$764,687	\$643,952	\$600,862



**202,224**  
2023 POPULATION

**73,053**  
DAYTIME EMPLOYEES

**4.4%**  
ANNUAL POPULATION  
GROWTH FROM 2000-2023

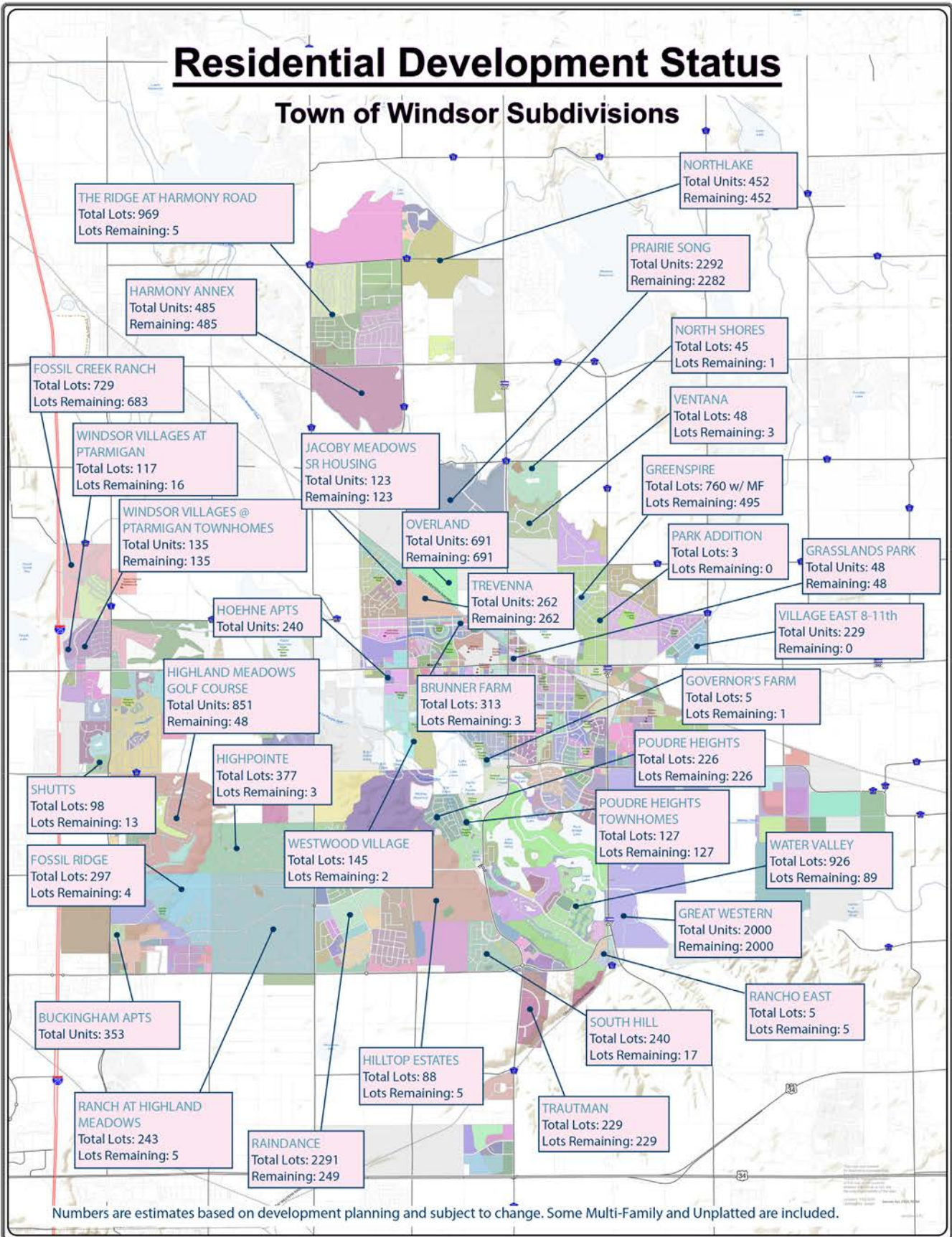
**\$129,068**  
AVERAGE HOUSEHOLD INCOME

All within 7 mile radius



# Residential Development Status

## Town of Windsor Subdivisions



Numbers are estimates based on development planning and subject to change. Some Multi-Family and Unplatted are included.

TOTAL CURRENT HOUSING UNITS: 16,894 | TOTAL RESIDENTIAL UNITS ADDED SINCE 2012: 8,542

7.11% Yearly Growth Rate Since 2011



Evan Wendlandt  
Director of Economic Development  
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July, 2023 (Numbers as of July, 2023)



# INFORMATION ABOUT BROKERAGE SERVICES



THE WOODMONT COMPANY

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

- **AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:
  - Must treat all parties to the transaction impartially and fairly;
  - May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
  - Must not, unless specifically authorized in writing to do so by the party, disclose:
    - that the owner will accept a price less than the written asking price;
    - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
    - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

THE WOODMONT COMPANY	302455	<a href="mailto:contact@woodmont.com">contact@woodmont.com</a>	817-732-4000
Broker Firm Name	License No.	Email	Phone
STEPHEN COSLIK	237614	<a href="mailto:contact@woodmont.com">contact@woodmont.com</a>	817-732-4000
Designated Broker of Firm	License No.	Email	Phone



Regulated by the Texas Real Estate Commission

2025 - Information available at [www.trec.texas.gov](http://www.trec.texas.gov)