

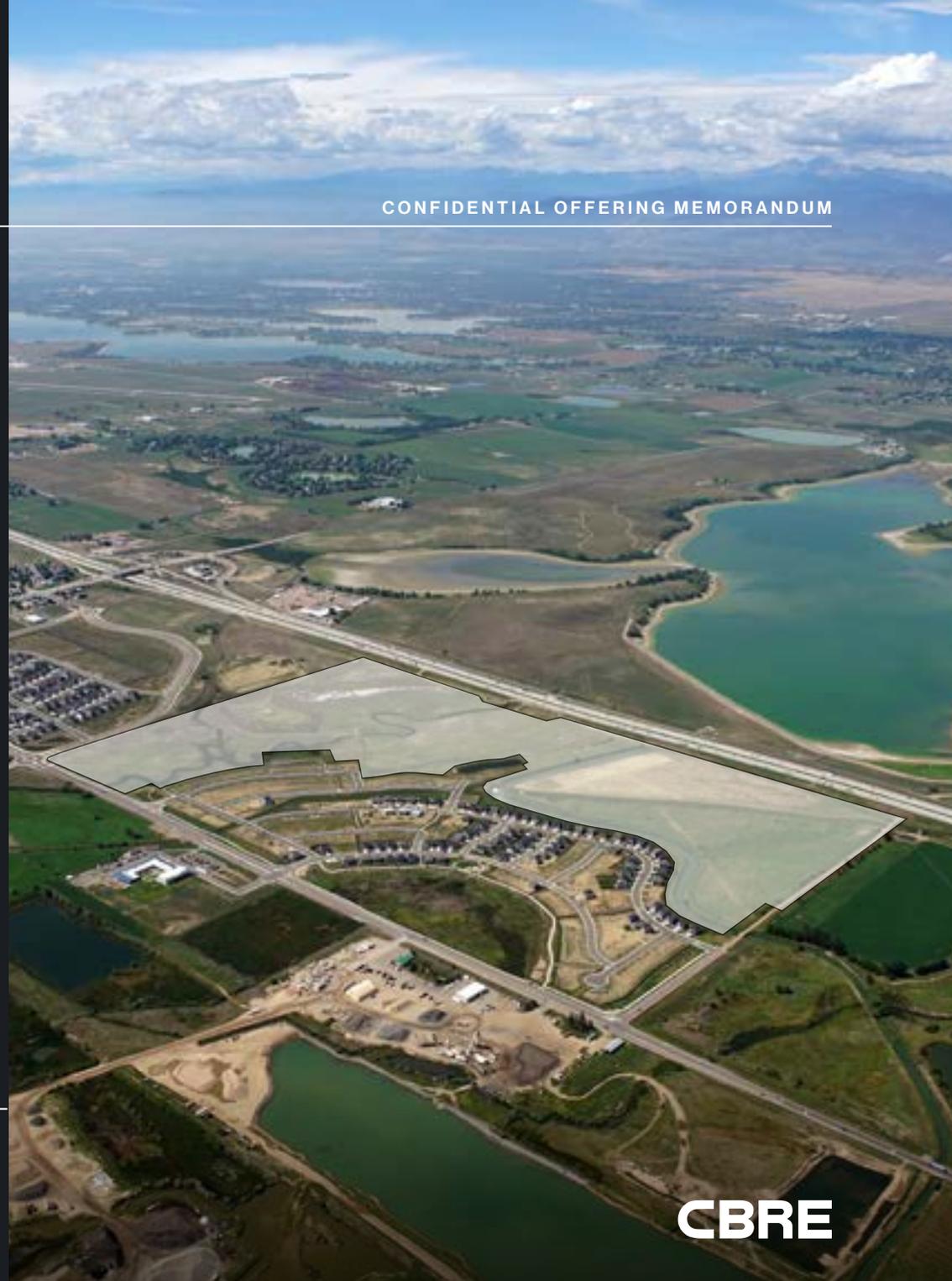
BETWEEN I-25 & CR 5, NORTH OF WESTGATE DR. IN WINDSOR, CO

CONFIDENTIAL OFFERING MEMORANDUM

FOSSIL CREEK RANCH

**± 108
ACRES**

**LENDER OWNED
MASTER-PLANNED COMMUNITY
COMMERCIAL & MULTIFAMILY LOTS**



CBRE



Contents

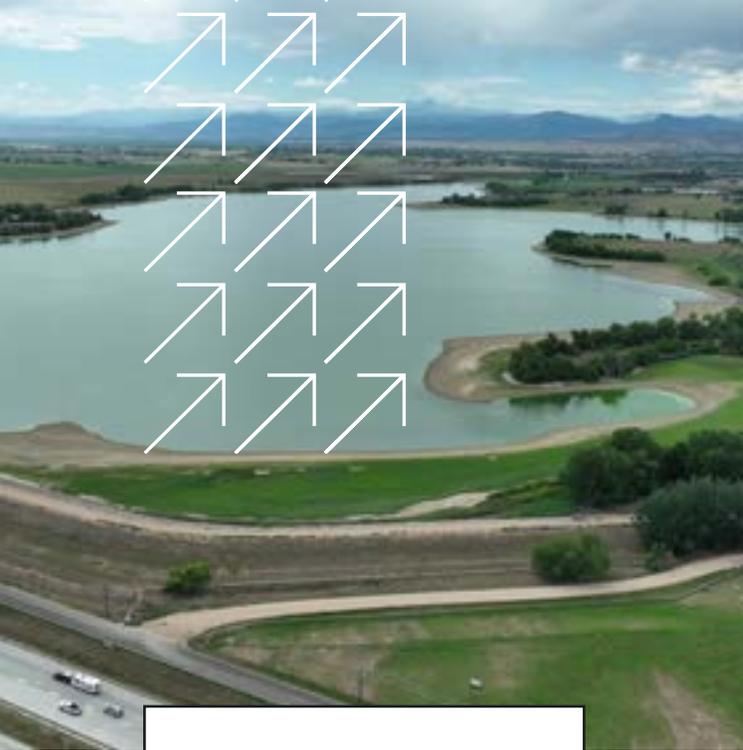
- 01 Executive Summary
- 02 Property Overview
- 03 Zoning/Master Plan
- 04 Location Overview
- 05 Value Comparison
- 06 Why Northern Colorado

**FOSSIL
CREEK RANCH**



Executive Summary

01



CBRE is pleased to present Fossil Creek Ranch, a prime master-planned mixed-use community along I-25 in Windsor, CO, available for bulk sale.

***LIST PRICE:
\$8,000,000***

± 108.10 GROSS ACRES (\$1.70/SQ FT)

± 73.89 BUILDABLE ACRES (\$2.48/SQ FT)

The Offering

Strategically positioned between the Harmony Technology Corridor in Fort Collins and the rapidly developing Windsor interchange, home to The Blue Arena, Medical Center of the Rockies, the new multimillion square foot Amazon fulfillment facility, The Promenade shoes at Centerra, and Eagle Crossing, this property sits in a high-income area with an average household income of \$180K.

With over 3,800 feet of I-25 frontage, the property enjoys excellent visibility, making it a key gateway to Windsor and placing it near the Jack Nicklaus-designed golf course at Ptarmigan Country Club. Surrounded by numerous existing and under-construction residential developments, the site is ideal for a wide range of uses. Convenient access via I-25 and HWY 392, along with high traffic counts of 113,000 vehicles per day, further enhance its development potential.

This well-connected and visible land is suited for multifamily, commercial, retail, office, medical, hospitality, single-family (currently under construction), and more, offering a prime opportunity to capitalize on the region's fast-paced growth.

Investment Highlights

- Prime master-planned mixed-use community along I-25 in Windsor, CO
- Strategically located between the Harmony Technology Corridor and Windsor interchange
- Close to significant developments including The Blue Arena, Medical Center of the Rockies, Amazon fulfillment facility, The Promenade, and Eagle Crossing
- High-income area with an average household income of \$180K
- Over 3,800 feet of I-25 frontage providing excellent visibility
- Gateway to Windsor, near Ptarmigan Country Club's Jack Nicklaus-designed golf course
- Surrounded by existing and under-construction residential developments
- Convenient access via I-25 and HWY 392, with 113,000 vehicles per day
- Suitable for multifamily, commercial, retail, office, medical, hospitality, and single family (currently under construction)





Property Overview

02

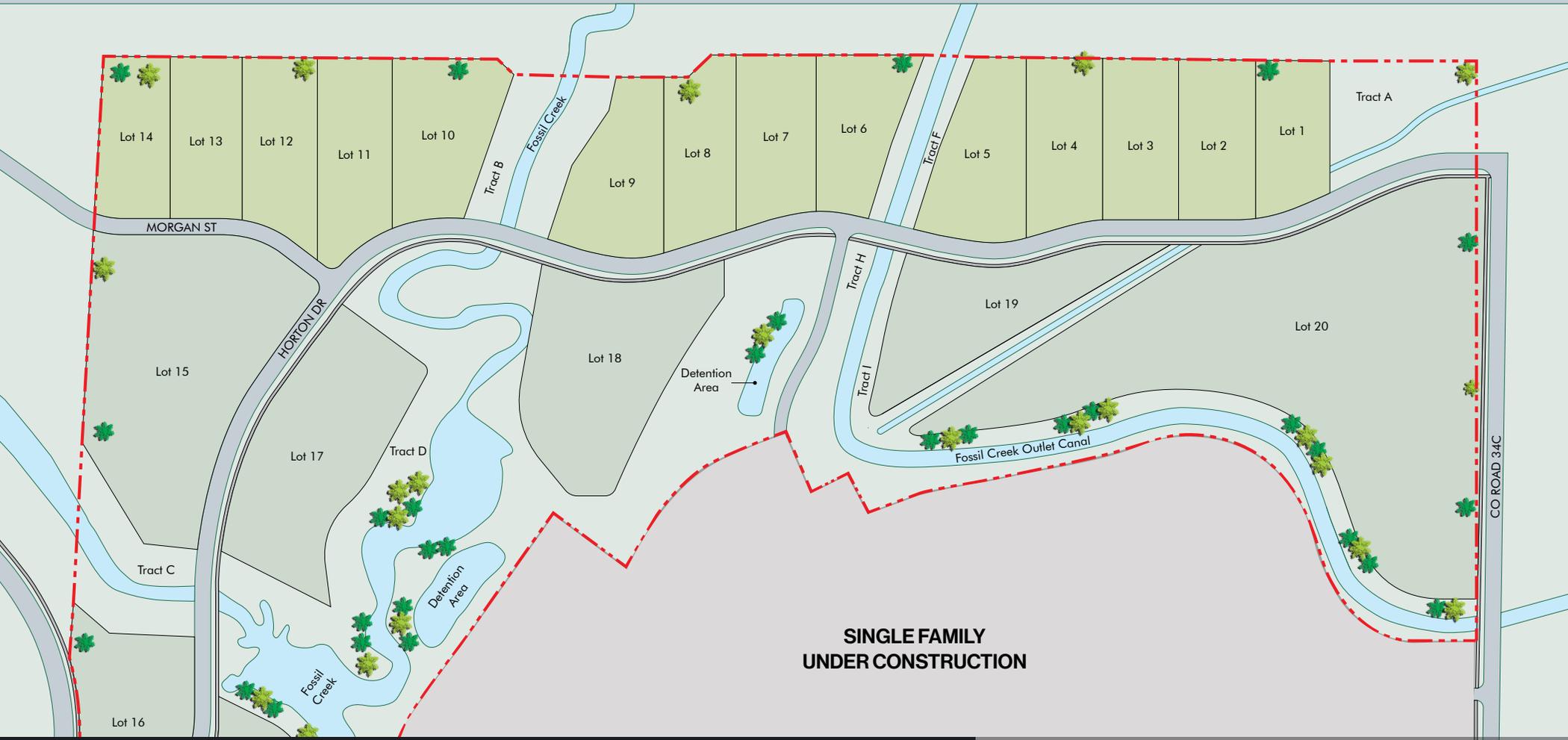
Property Overview

Town	Annexed & zoned in the Town of Windsor, Colorado
Subdivision	Fossil Creek Ranch
Zoning	General Commercial (GC) & Residential Mixed Use (RMU-1) within the Corridor Activity Center (CAC) Overlay District.
Electric	Poudre Valley REA
Gas	Xcel Energy
Sewer	South Fort Collins Sanitation District
Water	Fort Collins-Loveland Water District (Fee Schedule)
Municipal Fees	Town of Windsor (Fee Schedule)
CAC Reimbursement	Windsor has undertaken major improvements at the I-25 and Highway 392 interchange to support future development. Property owners who benefit from these upgrades will be required to pay a reimbursement fee at the time of development or redevelopment. The value enhancement fees will be assessed based on developable land area per square foot at the time the of development or redevelopment. More information is available here (Section 15-15-60 - Zone D and Section 15-15-40).

Permitted Uses

- Adult Day Care Centers
- Entertainment Facilities / Theaters
- Fuel Sales Convenience Stores
- Health Club
- Lodging
- Medical Center / Clinics
- Multi-Family Mixed Use
- Personal / Business Services Shops
- Schools - Private / Vocational Colleges
- Standard Restaurant
- Unlimited Indoor Recreation
- Drive-Thru Restaurants
- Fast Food Restaurants
- Grocery / Supermarket
- Hospital
- Long-term Care Facilities
- Mixed Use Residential
- Offices Financial
- Retail Establishment / Big Box Retail Store
- Small Scale Recreational / Events Center
- Telecommunication Equipment (excluding freestanding towers)





**SINGLE FAMILY
UNDER CONSTRUCTION**

Zoning/Master Plan

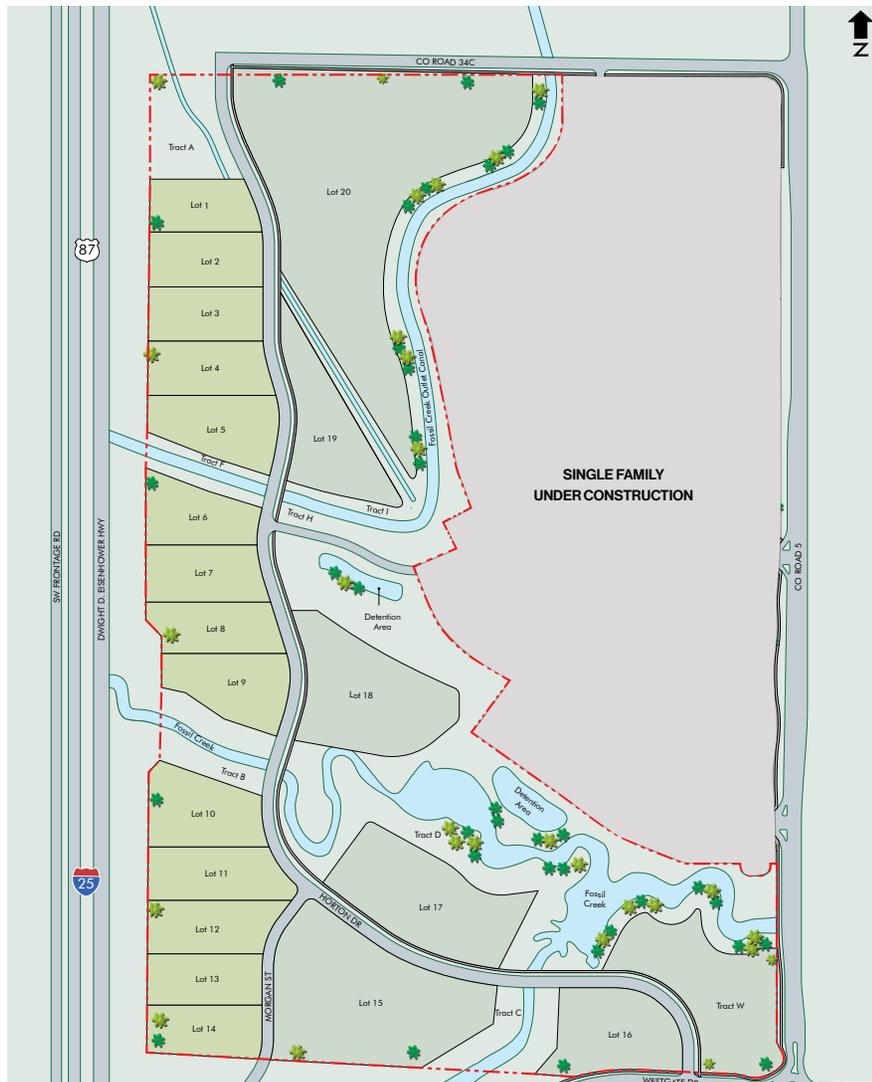
03



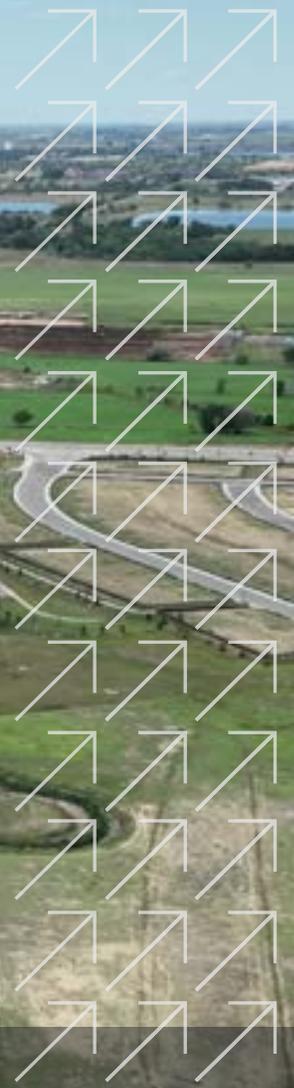


Zoning/Master Plan

General Commercial (GC) & Residential Mixed Use (RMU-1) within the Corridor Activity Center (CAC) overlay district.



LAND USE DATA		
Parcel	Zoning	Area
Lot 1	GC-PUD	80,776 SF/ 1.85 AC
Lot 2	GC-PUD	88,201 SF/ 2.02 AC
Lot 3	GC-PUD	88,254 SF/ 2.03 AC
Lot 4	GC-PUD	92,556 SF/ 2.1 AC
Lot 5	GC-PUD	109,715 SF/ 2.52 AC
Lot 6	GC-PUD	91,488 SF/ 2.10 AC
Lot 7	GC-PUD	94,208 SF/ 2.16 AC
Lot 8	GC-PUD	92,869 SF/ 2.13 AC
Lot 9	GC-PUD	106,672 SF/ 2.45 AC
Lot 10	GC-PUD	116,645 SF/ 2.68 AC
Lot 11	GC-PUD	104,881 SF/ 2.41 AC
Lot 12	GC-PUD	96,247 SF/ 2.21 AC
Lot 13	GC-PUD	87,384 SF/ 2.10 AC
Lot 14	GC-PUD	83,262 SF/ 1.91 AC
Lot 15	RMU-1	340,743 SF/ 7.82 AC
Lot 16	RMU-1	134,054 SF/ 3.08 AC
Lot 17	RMU-1	239,622 SF/ 5.50 AC
Lot 18	RMU-1	184,532 SF/ 4.24 AC
Lot 19	RMU-1	267,308 SF/ 6.14 AC
Lot 20	RMU-1	488,434 SF/ 11.21 AC
Tract W	RMU-1	159,783 SF/ 3.67 AC



04

Location Overview

Nearby Amenities

- Close to significant developments including The Blue Arena, Medical Center of the Rockies, The Promenade, Eagle Crossing, and the new Amazon fulfillment facility
- High-income area with an average household income of \$180K
- Gateway to Windsor, near Ptarmigan Country Club's Jack Nicklaus-designed golf course
- Surrounded by existing and under-construction residential developments
- Convenient access via I-25 and HWY 392, with 113,000 vehicles per day

Exceptional Access

 **45 MINS**
DENVER

 **9 MINS**
FORT COLLINS

 **90,000 VPD on I-25,**
23,000 VPD on 392



Location & Surrounding Development

Industrial development

Retail development

Multifamily development





Value Comparison

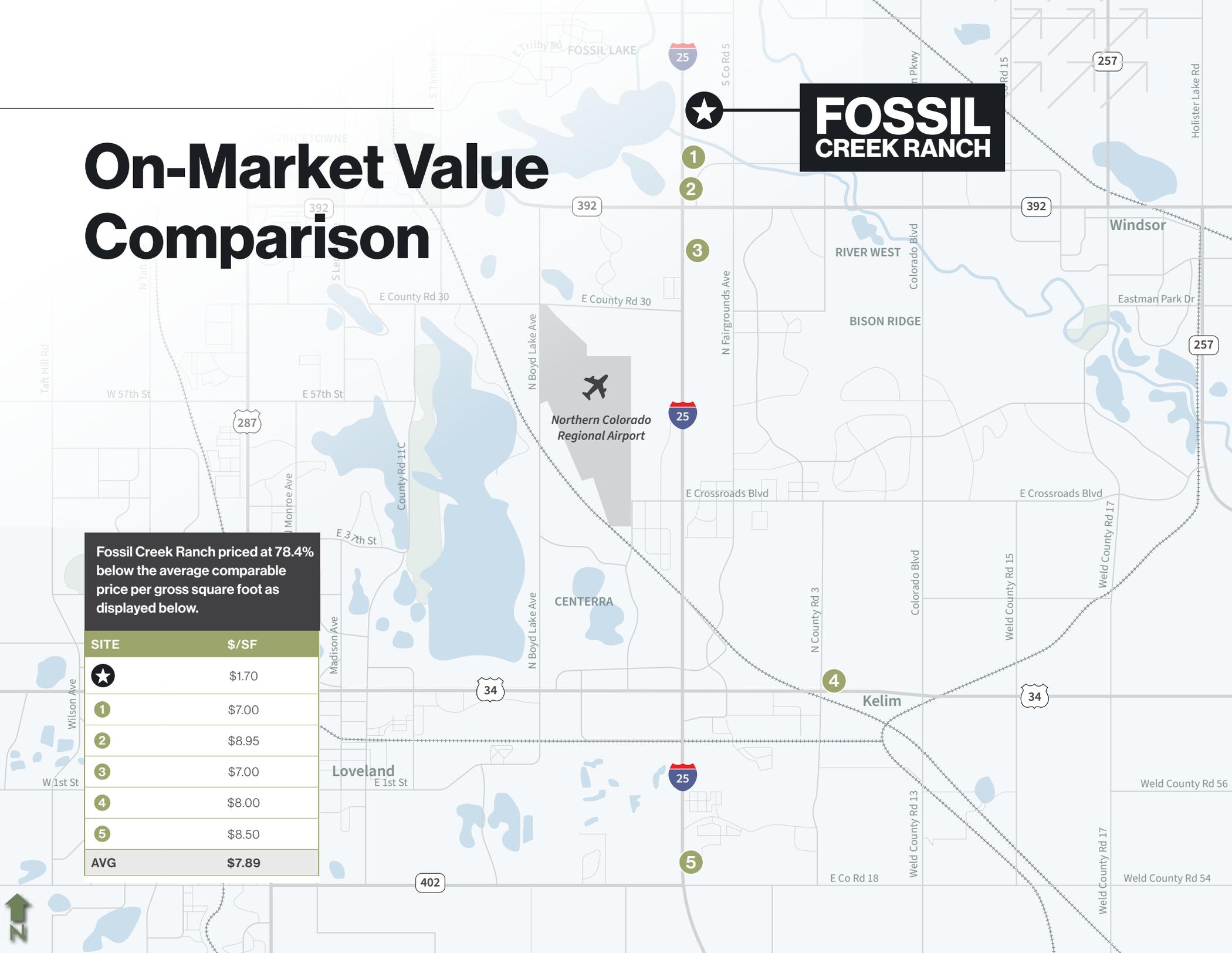
05

On-Market Value Comparison

FOSSIL CREEK RANCH

Fossil Creek Ranch priced at 78.4% below the average comparable price per gross square foot as displayed below.

SITE	\$/SF
★	\$1.70
1	\$7.00
2	\$8.95
3	\$7.00
4	\$8.00
5	\$8.50
AVG	\$7.89





06

Why Northern Colorado



Northern Colorado By The Numbers

Northern Colorado

Fossil Creek Ranch is located in the Northern Colorado region in Windsor. The Northern Colorado market spans across Larimer and Weld counties, which are known for a culture of innovation and entrepreneurial spirit spread across a diverse set of industries.

The Northern Colorado region is consistently ranked nationally as one of the best places to live, work and pursue lifelong learning making it a thriving hub of both commerce and culture. Top industry clusters include agriculture, bio/ life sciences, business services, energy and manufacturing. The Northern Colorado region is ideally located for access to major air, motor and rail arteries, with Denver's International Airport (DEN) approximately one hour away from the region's primary cities of Fort Collins, Loveland and Greeley. The region is primarily reached via I-25 which sees over 165,000 vehicles per day in the northern colorado stretch.

Northern Colorado is additionally home to a diverse education environment, supported by established universities and thriving community/technical colleges. This dynamic combined with a strong public K-12 program, including one of the top districts in the state, creates a well equipped workforce that allows Northern Colorado's economy to continue to grow.

Northern Colorado by the Numbers



582,005

Residents in Northern Colorado



19,251

Businesses in Northern Colorado



37.1%

of NoCo's population has a bachelor's degree or higher



19.5%

households in Northern Colorado bring home annual incomes of \$100,000+



2

Airports can be accessed in less than 50 minutes including DIA



1M

Is the forecasted NoCo's population amount by 2039



89%

of Colorado's oil is produced in Weld Count



25+

Major employers ranging from start ups to Fortune 500 Companies call Northern Colorado home

Why Northern Colorado

Economic Diversity

There's no doubt about it: Colorado is on the rise. Long a draw for a broad range of industries from energy to tech, our talented workforce, educational investment, and business-friendly environment have catapulted us to become one of the fastest-growing states in the nation.



Business & Economy

#1 Best State for Workforce
CNBC 2022

#2 Best State Economy
US News 2022

#3 Fastest Labor Force Growth
CNBC 2022

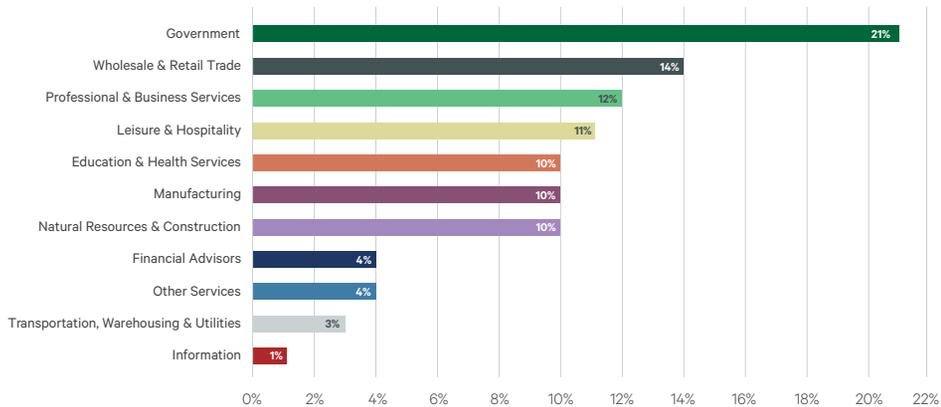
#4 Best State for Business
CNBC 2022

#5 Most Innovative State
Fox Business 2022

#6 Best State for GDP Growth
Forbes 2022

Diverse Labor Force

Employment by Industry



Labor Force Participation Rates

69.0%

Colorado

62.3%

U.S.

Source: U.S. Bureau of Labor Statistics, November, 2022

19% growth in the region from 2015-2020. 11% growth is projected to occur from 2020-2025.

Why Northern Colorado

Key Industries & Companies

Situated against the Rocky Mountains to the west and Wyoming to the north, Northern Colorado comprises Larimer and Weld Counties, which are known for a culture of innovation and entrepreneurial spirit spread across a diverse set of industries. Consistently ranked nationally as one of the best places to live, work and pursue lifelong learning, this region is a thriving hub

of both commerce and culture. Northern Colorado's top industry clusters include: agriculture, bio/life sciences, business services, energy, and manufacturing."

Colorado Office of Economic Development & International Trade

Federal Presence

- Centers for Disease Control and Prevention (CDC)
- Cooperative Institute for Research in Environmental Sciences (CIRES)
- Cooperative Institute for Research in the Atmosphere (CIRA)
- Federal Bureau of Investigation Food and Drug Administration (FDA)
- National Institute of Standards and Technology (NIST)
- National Seed Storage Laboratory US Department of Agriculture (USDA)
- University Corporation for Atmospheric Research (UCAR)

Technology & Telecom

- AMD
- Avago Technologies
- Broadcom
- HP Inc.
- HPE
- IHS Inc
- Intel
- Microsoft

Health & Wellness

- Banner Health
- Centura Health
- Columbine Health
- Kaiser Permanente
- UCHealth

Financial Services

- Bank of Colorado
- Charles Schwab
- Chase Bank
- Fidelity Investments
- FirstBank
- FNBO
- PNC Bank
- TIAA
- Wells Fargo
- Western Union

Education

- Aims Community College
- Colorado State University
- Front Range Community College
- University of Northern Colorado

Aerospace

- Heli-One
- Merrick & Company
- Numerica
- Science Applications International
- Scion Aviation
- Slingshot Aerospace
- Woodward Inc

Manufacturing

- Avago Technologies
- Carestream Health
- Ensign Power Systems
- Hach Company
- In-Situ
- Otterbox
- Vestas

Bioscience

- Agilent Technologies
- Beckman Coulter Life Sciences
- Ceyta Therapeutics
- Medtronic
- Nordson Medical
- Tolmar
- Waterpik

Energy

- Chevron
- Halliburton Energy Services
- Occidental Petroleum
- Poudre Valley REA
- United Power
- Vestas Blades

Agriculture And Food Products

- Anheuser Busch
- J.M. Smucker Company
- JBS USA
- Leprino Foods
- New Belgium Brewing Company
- Noosa Yogurt
- Nutrien
- Odell Brewing Company

Professional & Creative Services

- AECOM
- Eide Bailly
- Madwire
- Plante Moran
- State Farm Insurance

Labor & Demographics

Affluent Population Median Household Income

	NORTHERN COLORADO	U.S.
2022	\$83,993	\$72,414
2027 Est.	\$102,232	\$84,445

Source: ESRI Demographics



Median value of single-family homes 2024 YTD: Windsor \$600,000 Fort Collins \$635,000

Fort Collins Board of Realtors

Windsor tops state in population growth

U.S. Census Bureau. May 2024

Windsor ranks #1, 'Colorado's Safest Cities of 2020'

SafeWise. June 2020

Northern Colorado cities have grown over 30.5% between 2010 and 2022, adding 168,663 residents

Colorado State Demography Office

Northern Colorado's population is forecasted to be a metro area of about 1M people by 2039

Choose Colorado

Education

Northern Colorado is additionally home to a diverse education environment, supported by established universities and thriving community/technical colleges. This dynamic combined with a strong public K-12 program, including one of the top districts in the state, creates a well equipped workforce that allows Northern Colorado's economy to continue to grow.



#3 Most Educated State



#5 State for Higher Education

Schools

26 four-year colleges and universities
16 two-year public community colleges

Public School Funding

State's base education budget now approaches \$8.4 billion Average Per Pupil spending is \$9,559, a 6% increase year-over-year

Students

247,200 students currently enrolled in Front Range colleges and universities



Quality Of Life

Northern Colorado is one of the fastest growing areas in the state, while its largest city, Fort Collins, is one of America's most vibrant and livable communities. Home of Colorado State University, the nation's second-ranked research university among those without a medical school, the community is innovative, entrepreneurial, active and smart.



Quality of Life/Lifestyle

#1 Best Place to Live in Colorado
(Fort Collins)
Forbes 2022

#2 Hospital in Colorado
(UCHealth Med Center of
the Rockies in Loveland)
US News 2022

#2 Best High School
in Colorado (Liberty Common
Charter School)
US News 2022

#3 Best Place to Retire in Colorado
WalletHub 2022

#5 Best Place to Live in Colorado
(Greeley)
Forbes 2022

#6 Best City for Beer Drinkers
(Fort Collins)
SmartAsset 2021

#7 Healthiest State
US News 2022

#8 Quality of Life (Fort Collins)
US News 2022

#8 Charitable State in the US
Wallethub 2021



Affiliated Business Disclosure

CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

©2024 CBRE, Inc. All Rights Reserved.

FOSSIL CREEK RANCH

BETWEEN I-25 & CR 5, NORTH OF WESTGATE DR. IN WINDSOR, CO



Investment Contacts

JASON ORTIZ

Vice President

+1 970 372 3841

jortiz@cbre.com

TYLER SWENSON

Vice President

+1 970 372 3840

tyler.swenson@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE