

## 2534 | COMMERCIAL LAND SITES

NORTHERN COLORADO'S EPICENTER | INTERSECTION OF I-25 & HIGHWAY 34, JOHNSTOWN, CO



If you want a presence in burgeoning Northern Colorado, you want to be at its epicenter — at the Intersection of I-25 and Highway 34

- 2534 - a 542 acre mixed-use master planned community.
- Excellent location in the heart of Northern Colorado at the confluence of the area's two busiest highways.
- Up to 4,000,000 sf of commercial space upon completion.
- Approximately 1,935 Homes (Thompson Crossing & Thompson River Ranch).

**Available: .967 - 18.441 ± Acres**

**Pricing\*: \$7.00 - \$18.00 psf**

\*Depending on size and site location

### Access & utilities at or adjacent to site

For more information:

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# HIGHLY VISIBLE RETAIL, HOSPITALITY, MEDICAL & CORPORATE OFFICE SITES

2534 | I- 25 Frontage



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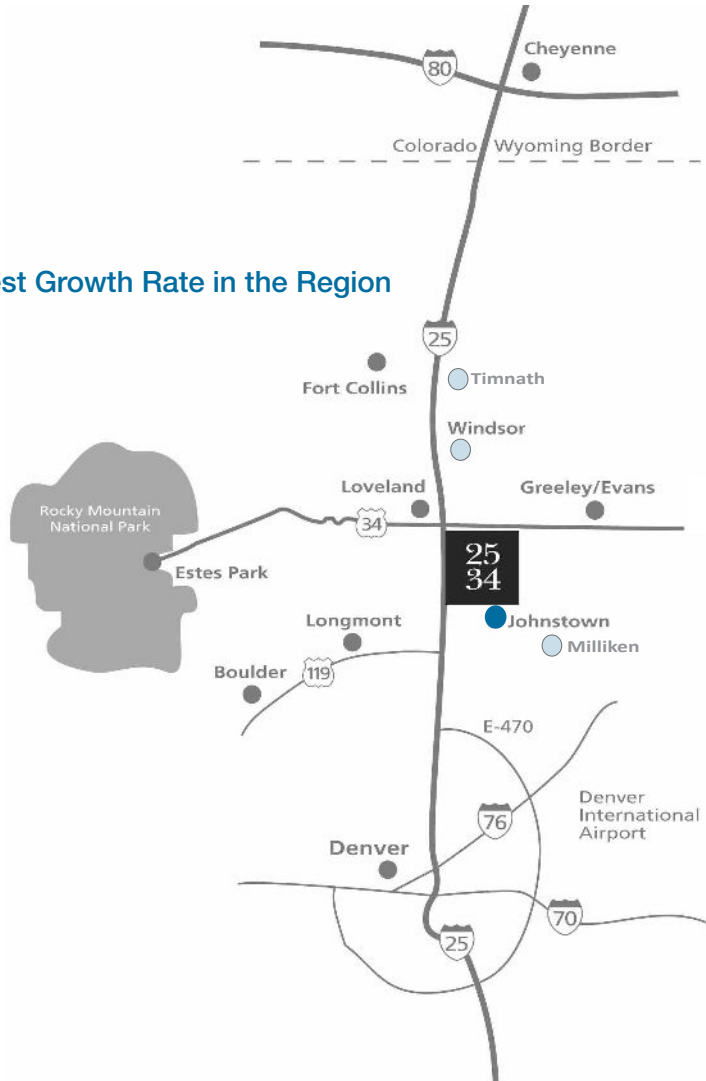
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# NORTHERN COLORADO

Northern Colorado's trade area consists of approximately 925,000 people (within 30 miles of I-25 & US 34). The trade area is well-known for its high quality of life.

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## Highest Growth Rate in the Region



## DEMOGRAPHICS

City	Population 2019	Growth Rate 2000-2019	Drive Time
Berthoud	9,094	+87.9%	9 Min.
Fort Collins	170,243	+43.5%	8 Min.
Greeley	108,649	+41.2%	7 Min.
<b>Johnstown</b>	15,198	<b>+197.1%</b>	1 Min.
Loveland	78,877	+55.9%	2 Min.
Longmont	97,261	+36.8%	25 Min.
Mead	4,731	+134.6%	13 Min.
Milliken	8,164	+182.7%	14 Min.
Timnath	4,998	+2141.3%	11 Min.
Windsor	30,477	+208.0%	9 Min.

Source: [www.city-data.com](http://www.city-data.com) and [www.mapquest.com](http://www.mapquest.com)

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# NORTHERN COLORADO: STRONG ECONOMY AND PLENTY OF CUSTOMERS

Northern Colorado is home to two major universities, a young and well educated population, and a diverse and well compensated workforce. Nestled between the Rocky Mountains, Colorado's high plains and Denver International Airport – Northern Colorado communities consistently rank as some of the best locations in the country for business, lifestyle and craft beer.

## Major Employers

Banner Health Colorado	5,443	Qualfon	800
Broadcom Ltd.	1,747	State Farm Insurance	1,100
Colorado State University	9,196	UCHealth	8,557
Hewlett Packard	800	Univ. of Northern Colorado	1,444
JBS USA	6,000	Vestas Blades A/S	2,500
Larimer County	1,799	Weld County	1,781
OtterBox	830	Weld County School District	2,700
Poudre School District R1	3,750	Woodward Inc.	1,590

Source: BizWest 2022 Book of Lists



## Northern Colorado Accolades

Northern Colorado communities are consistently being recognized on “top and best of” lists.

- Fort Collins ranks No. 1 and Greeley ranks No. 4 as ‘Best Places to Live in Colorado in 2022’. Bankrate. January, 2022
- Larimer and Weld counties grew 24.5% between 2010 and 2020, compared to the statewide increase of 14.8%. Denver Post. July 2022 [View full article](#)
- Weld County ranks No. 2 and Larimer County ranks No. 5 in population growth. U.S. Census Bureau - August, 2021 [View full article](#)
- Greeley ranks #3 nationwide for one-year population growth rate. U.S. Census Bureau - March, 2020
- Greeley ranks #1 nationwide for growth in jobs and the economy. WalletHub, October, 2018
- Weld County ranks third nationwide for job growth. Bureau of Labor Statistics. March 2018 [View full article](#)
- Johnstown #1, Safest Cities in Colorado. National Council for Home Safety and Security, 2017
- Loveland, ranks #1 for ‘The Top 10 Boomtowns of 2015’. www.Smartasset.com. January 2016 [View full article](#)
- Greeley, Fort Collins, Boulder metro areas make ‘Best Performing Cities’ list. Bizwest. December 2015 [View full article](#)
- Greeley, ‘Best Small and Medium-Size Cities for Jobs 2015’. Forbes, June 2015
- Major Tourist Attraction, Rocky Mountain National Park with 4.4 million visitors per year.

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# NORTHERN COLORADO'S EPICENTER

Located in the heart of Northern Colorado's residential and employment growth areas, at the intersection of the region's two main highways.

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## DEMOGRAPHIC COMPARISON: LARGER WORKFORCE & RAPID GROWTH

	2534			I-25 & Harmony Road			Great Western Ind. Park		
DRIVE TIMES	15 Min.	20 Min.	25 Min.	15 Min.	20 Min.	25 Min.	15 Min.	20 Min.	25 Min.
POPULATION 2021	188,377	403,914	<b>569,855</b>	243,006	351,327	445,264	118,106	285,014	427,564
PROJECTED 2026 POPULATION	210,796	<b>445,748</b>	<b>626,612</b>	266,788	384,680	490,339	134,418	315,596	469,640
AVG HOUSEHOLD INCOME	\$108,197	\$100,417	\$98,364	\$106,142	\$100,818	\$101,616	\$117,570	\$99,890	\$96,810

Within a 25-minute drive, 2534 reaches approximately 136,273 more people than I-25 & Harmony and approximately 156,972 more people than Great Western Industrial Park.

Source: Site To Business 10/2021

### Nearby Catalysts - Within 2.5 Miles



Medical Center of the Rockies - Regional Hospital



Promenade Shops at Centerra - 700,000 sf Lifestyle Center



Budweiser Events Center  
7,000 seat Event Center



Northern Colorado Regional Airport

### NEW RESIDENTIAL DEVELOPMENTS IN THE IMMEDIATE AREA



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# 2534: EASILY ACCESSIBLE WITH NUMEROUS SERVICES NEARBY

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## NEARBY SERVICES

### Dining & Entertainment



BENT FORK

BIAGGI'S  
RISTORANTE ITALIANO



MetroLux



### Hospitality



EMBASSY  
SUITES



### Healthcare



### Retail



**SCHEELS**



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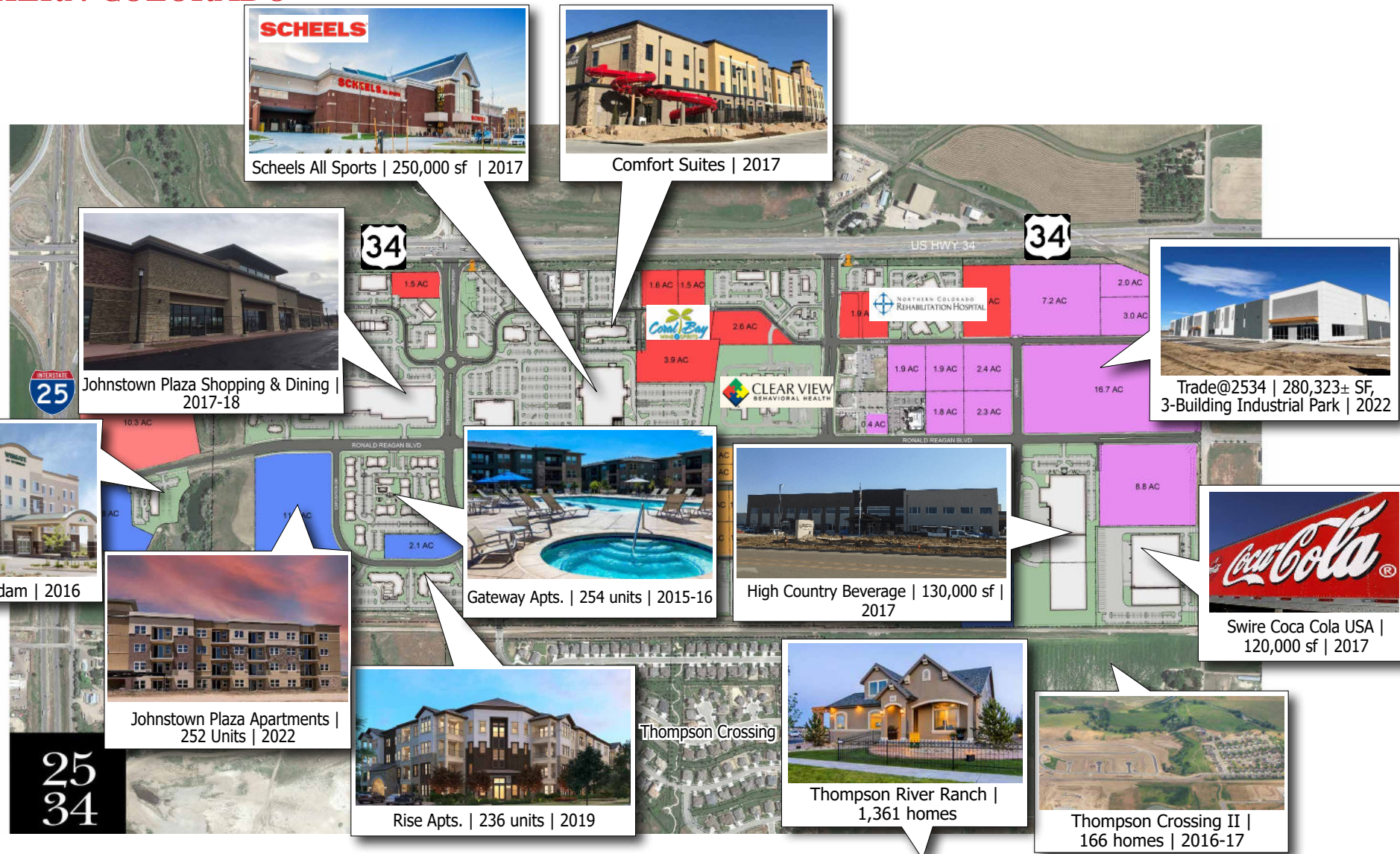
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# 2534: THE HIGHEST CONCENTRATION OF MIXED-USE CONSTRUCTION ACTIVITY IN NORTHERN COLORADO



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### EXPEDITED PLANNING APPROVALS

For information on 45-day Municipal Approvals: [click here](#)

### OFF-SITE INFRASTRUCTURE INSTALLED

Access & Utilities to Site Over lot Grading, Regional Offsite Detention Ponds, Dual Water System, Landscaping & Sidewalks installed in R.O.W.

#### UTILITY PROVIDERS:

Electric & Gas - Xcel Energy  
Water & Sewer - Town of Johnstown

### LOWEST MUNICIPAL FEES IN THE AREA

No Use Tax on Personal Property.  
Lowest Development Fees in the Region.  
Town of Johnstown Fees: [click here](#)  
2534 Development Impact Fees: [click here](#)

CLICK ON  
PARCELS TO  
VIEW PLATS

11X17 MASTER PLAN  
& LAND USES  
[Click Here](#)



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