



**3973 S. LINCOLN AVENUE
±2.50 ACRES (108,900 SF)**

**4001 S. LINCOLN AVENUE
±2.50 ACRES (108,900 SF)**

**4021 S. LINCOLN AVENUE
±2.75 ACRES (119,790 SF)**

S. Lincoln Ave. / Hwy 287 16,553 VPD

42nd Street SE / Highway 60 3,388 VPD

MIXED-USE LAND (OFFICE, FLEX, C-STORE, ETCETERA) | FOR SALE

This property offers three pad sites ready for development in the southern part of Loveland. These lots are conveniently located along Highway 287 and Highway 60. The property at 3973 South Lincoln Avenue currently has a plan approved for a single lot (office). The properties at 4001 and 4021 South Lincoln Avenue have an approved plan for 7 lots (retail/office). Potential uses include retail, vet/medical, convenience store or gas station, automotive and general office. *Please see reverse for regional aerial.*

LOTS	PRICE	ACRES	SF
4001	\$6.00 - \$8.00/SF	±2.50 Acres	108,900 SF
4021	\$10.00/SF	±2.75 Acres	119,790 SF
3973	\$6.00 - \$8.00/SF	±2.50 Acres	108,900 SF

PROPERTY HIGHLIGHTS

- Development ready, all utilities to site
- Only minutes from downtown Loveland and I-25
- Multiple potential uses

NORTHERN COLORADO | SURROUNDING REGION
NEW RESIDENTIAL DEVELOPMENTS
Arbor Ridge

65 Residential units (planning review)

The Farmstead

1,232 - 1,691 Residential units (approved)

Hammond

749 Residential units (under construction)

Heritage Ridge

400+ Residential units (under construction)

Heron Pointe

321 Residential units

Ludlow Farms

1,264 Residential units (approved)

PrairieStar

1,168 Residential units (under construction)

Rose Farm Acres

147 Residential units (approved)

TPC Colorado at Heron Lakes

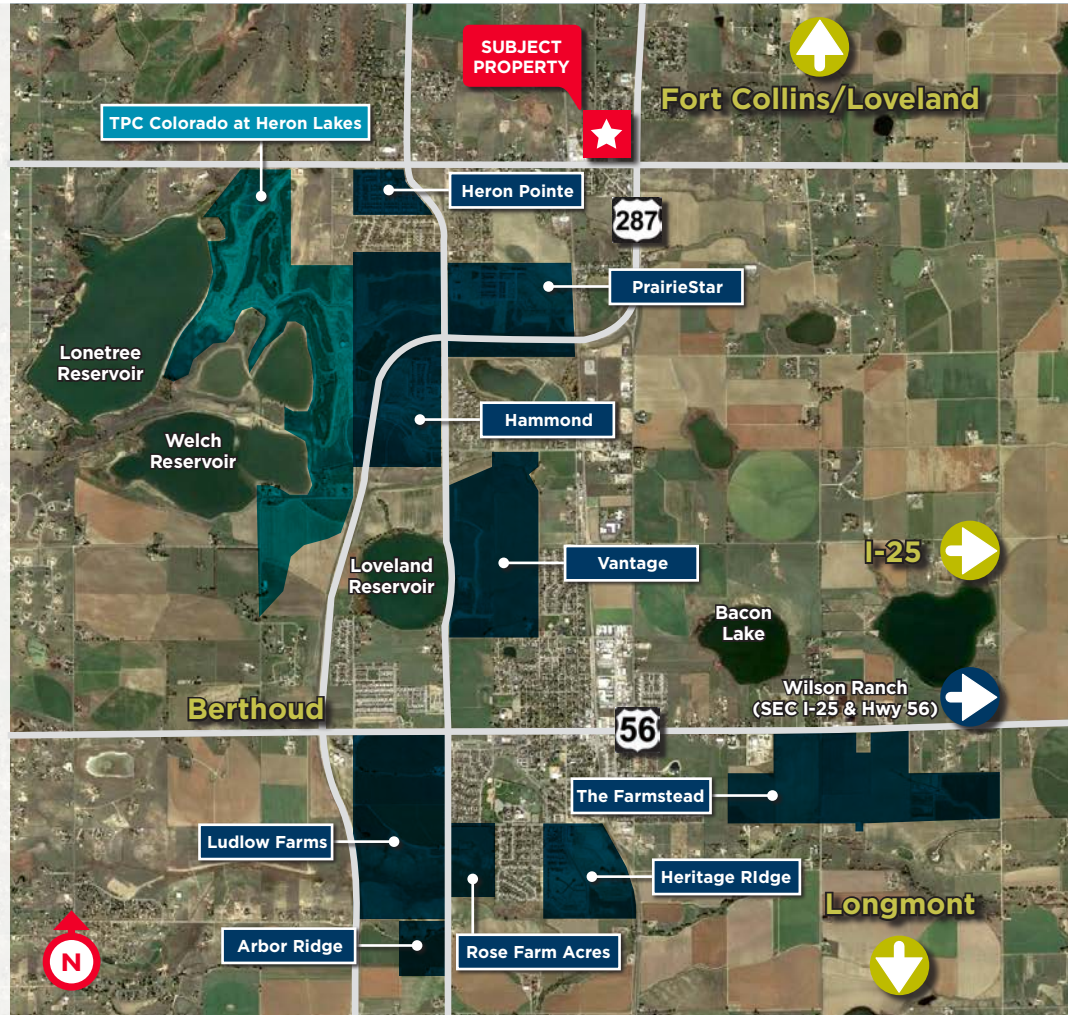
1,200+ Residential/Master-planned community

Vantage

829 Residential units (under construction and planning review)

Wilson Ranch

4,000 Residential units (approved)


POPULATION

	2 Mile	5 Mile	10 Mile
2019 Population (Pop.)	7,836	62,687	135,347
2024 Projected Pop.	8,531	68,158	148,398
Pop. Growth ('19-'24)	8.55%	7.27%	8.55%

Source: CoStar, 2019

HOUSHOLDS

	2 Mile	5 Mile	10 Mile
2019 Housholds (HH)	3,300	24,624	54,783
2024 Projected HH's	3,490	27,636	57,322
2019 Avg. HH Income	\$78,106	\$66,718	\$75,788

Source: CoStar, 2019

For more information, please contact:

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