

PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY

WINDSOR VILLAGES @ PTARMIGAN | COMMERCIAL LAND NEC OF INTERSTATE 25 & HIGHWAY 392, WINDSOR, CO



Raindance -
2,800± homes under construction

CROSSROADS BLVD.

Steeplechase

Highpointe

Highland Hills

Highland Meadows

Ptarmigan Country Club



UNDER CONSTRUCTION
SINGLE FAMILY,
MULTI-FAMILY AND PATIO
HOMES

13.77± Ac.

1.71± Ac.

HIGHWAY 392 - 22,000 VPD



Cinder & Cruise
Liquor & Wine

U/C

1.6± Ac.

15.09± Ac.

INTERSTATE 25 - 88,000 VPD

**REGIONAL INTERCHANGE
SITE: 110,000 VPD**
(I-25 & HWY 392 Combined)

**RAPIDLY GROWING AREA
(3-MILE POPULATION
GROWTH RATE OF 46.3%)**
(Since 2010)

**3-MILE AVG. HH INCOMES
OVER \$145,000**

**ENTRANCE TO WINDSOR,
FORT COLLINS, &
PTARMIGAN MASTER-
PLANNED COMMUNITY**

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EXECUTIVE SUMMARY



THE SITES:

NAI Affinity is pleased to present this prime commercial land development opportunity located at the NEC of Interstate 25 and Highway 392, in Windsor, CO ("Sites"). These Sites are located within The Ptarmigan master-planned golf community at the entrance to Windsor and Fort Collins, CO. This high income (\$145K Avg. HH Income) area also benefits from convenient access via Interstate 25 and Highway 392, two major thoroughfares leading to surrounding communities such as Fort Collins, Loveland, Johnstown, Timnath and downtown Windsor. Available Sites are well suited for a variety of uses such as commercial, retail, office, medical, hospitality, daycare and more.

MARKET OVERVIEW & AREA INFORMATION:

- **LOCATION:** Rapidly growing, high income, regional location, with quick access to the region via Interstate 25 and Highway 392, and centrally located for travel to and from any Northern Colorado municipality and the Denver Metro area.
- **POPULATION:** Northern Colorado is one of the fastest growing areas in the U.S. with a current population of approximately 909,000 (30 mile radius from I-25 and US 34).
- **EDUCATION:** Northern Colorado features two major universities: Colorado State University (33,877+ students) and the University of Northern Colorado (12,862+ students). Both are significant employers and contribute greatly to the vibrancy of the local economy by providing jobs, an educated workforce, and technology transfer to the private sector.
- **MAJOR EMPLOYERS:** UCHealth, Banner Health, Agrium, State Farm Insurance, JBS USA, Intel, HP, Leprino Foods, Woodward, Broadcom Ltd., and many more.
- **SERVICES & PUBLIC AMENITIES:** Extensive shopping and dining, cultural and recreational amenities, numerous golf courses and health care facilities.
- **RESIDENTIAL DEVELOPMENT:** New home sites, consisting of single family, multi-family and patio homes, are under construction directly northeast of the Site, which is included within the Windsor Villages at Ptarmigan master planned development.

PROPERTY HIGHLIGHTS

- Located in the heart of the region's growth, and highly visible with Interstate 25 frontage.
- Gateway to Windsor, CO and home to Jack Nicklaus designed golf course at Ptarmigan Country Club.
- Near an abundance of existing and under construction rooftops.
- Convenient and quick access to the region via Interstate 25 and Highway 392.
- Excellent traffic counts - Interstate 25 and Highway 392 with 110,000 VPD, combined.

LAND AREA	1.6± Acres up to 32.17± Acres
ASKING PRICE	See page 3
CURRENT ZONING	General Commercial CAC (Corridor Activity Center)
CURRENT MILL LEVY	126.233
COUNTY	Larimer

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SITE PLAN AND PRICING



PARCEL 1

15.09± Acres*
(*Divisible to 5.0± Acres)
\$8.95/ SF
Parcel No: 8615425018

PARCEL 2

13.77± Acres*
(*Divisible to 4.0± Acres)
\$6.50 / SF
Parcel No: 8615425015

PARCEL 3

1.6± Acres up to 3.24± Acres*
(*Continuous with Parcel No. 4)
\$10.95 / SF
Parcel No: 8615409001

PARCEL 5

1.71± Acres
\$9.95 / SF
Parcel No: 8615423002

**\$145K+ EST. HH INCOME WITHIN
A 3 MILE RADIUS!**

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▶ View drone footage: [click here](#)

View looking towards Fort Collins

View from site overlooking Ptarmigan
Golf Course

View of Site looking southeast

RAPIDLY GROWING AREA!

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PROPERTY DETAILS

ENTITLEMENTS:

- Annexed and zoned within the Town of Windsor
- General Commercial CAC (Corridor Activity Center) - Zoning Code (Article VIII): [click here](#)
- Site is subject to Design Guidelines: [click here](#)

REIMBURSEMENT OBLIGATION:

The Town of Windsor has imposed a special fee for the purposes of its reimbursement for past improvements to the I-25 and Highway 392 Interchange. Per the Town Code, "Said fee shall consist of: [1] a proximity component and [2] a trip generation component. The proximity component of the fee is intended to reflect the relative benefit derived by each CAC property from the construction of the improvements..." With respect to the proximity component of the fee, the subject properties are located within Zones A & C of the fee schedule contained within Sec. 15-15-60 of the Town's Code, which is available at this [link](#). The same link can be used to access Section 15-15-40 of the Town's Code, which explains the trip generation component of the fee.

METRO DISTRICT: (please contact broker for more details)

The property is in the Ptarmigan West Metropolitan District #3

MUNICIPAL FEES:

Town of Windsor Fees: [click here](#)

UTILITIES:

Infrastructure has been completed including sewer, water and electric for a capacity of 1 million square feet of retail and office space.

Electric - Poudre Valley REA
Gas - Xcel Energy
Water - Fort Collins-Loveland Water District
Sewer - South Fort Collins Sanitation District

PERMITTED USES IN THE CORRIDOR ACTIVITY CENTER (CAC):

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

Intergovernmental agreement: [click here](#)

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TOWN OF WINDSOR:

Windsor, with a population of approximately 33,495 is known for becoming a boomtown. Its population has doubled in the past decade and is projected to double again in the next decade. Windsor continues to attract families and businesses with its quality of life and small-town charm. The city offers a mix of retail, recreation, leisure and housing options to meet the needs of all lifestyles and demographics.

The Town of Windsor is a rapidly developing, high income community, located in the heart of Northern Colorado along the I-25 corridor. The close proximity to Interstate 25 provides convenient access to all of Northern Colorado and the Denver Metro area.

The nearby business community is strong, diverse, and constantly growing. Many big companies and small businesses view Northern Colorado as an ideal home for their businesses and their employees. Large employers located within 10 miles include: Carestream Health, Vestas Wind Systems, Owens-Illinois (O-I), Universal Forest Products, Metal Container Corporation, Intel, HP, Broadcom, Agrium, JBS Swift, State Farm Insurance, Banner Health, UCHealth and more.

NORTHERN COLORADO ACCOLADES

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

- Fort Collins ranks #1, ‘The best places to live in America in 2020’, MarketWatch. October 2020
- Windsor ranks #1, ‘Colorado’s Safest Cities of 2020’, SafeWise. June 2020
- Greeley ranks #3 nationwide for one-year population growth rate. U.S. Census Bureau. March, 2020
- Fort Collins ranked No. 6 ‘Best Housing Markets for Growth and Stability in 2020’: SmartAsset - June 2020 ([click here to view article](#))
- Greeley ranks #1 nationwide for growth in jobs and the economy, WalletHub. October, 2018
- Johnstown #1, ‘Safest Cities in Colorado’, National Council for Home Safety and Security. 2017

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DEMOGRAPHICS AND AREA INFORMATION

DEMOGRAPHICS

	3-MILES	5-MILES	7-MILES
2021 Est. Population	27,427	90,491	192,079
2026 Projected Population	30,824	101,129	211,973
2021 Est. Avg. HH Income	\$150,503	\$127,408	\$112,177
Median Age	39.0	38.5	38.2
Daytime Employment	11,940	49,389	105,285

Source: Site To Business, October 2021

RETAIL GAP ANALYSIS

(Within a 3 mile radius)

2017 INDUSTRY GROUP	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/ Surplus Factor
Food & Beverage Stores	\$63,461,413	\$16,514,997	\$46,946,416	58.7
Grocery Stores	\$50,623,190	\$12,547,167	\$38,076,023	60.3
Automobile Dealers	\$59,706,257	\$29,409,039	\$30,297,218	34.0
Gasoline Stations	\$33,719,102	\$7,960,862	\$25,758,240	61.8
Motor Vehicle & Parts Dealers	\$76,883,128	\$53,895,302	\$22,987,826	17.6
Food Services & Drinking Places	\$41,026,149	\$19,375,756	\$21,650,393	35.8
Health & Personal Care Stores	\$28,714,237	\$8,015,009	\$20,699,228	56.4

Source: Site To Do Business, November 2021



Population of approximately 925,000±

(30 mile radius from I-25 and US 34)



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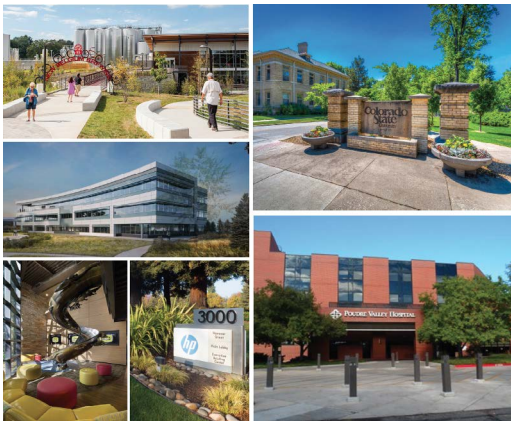
NORTHERN COLORADO: HIGH QUALITY OF LIFE & RAPID GROWTH

Northern Colorado is characterized by front range views and activities such as outdoor parks and trails, pristine golf courses, shopping, art galleries, restaurants, breweries and distilleries.

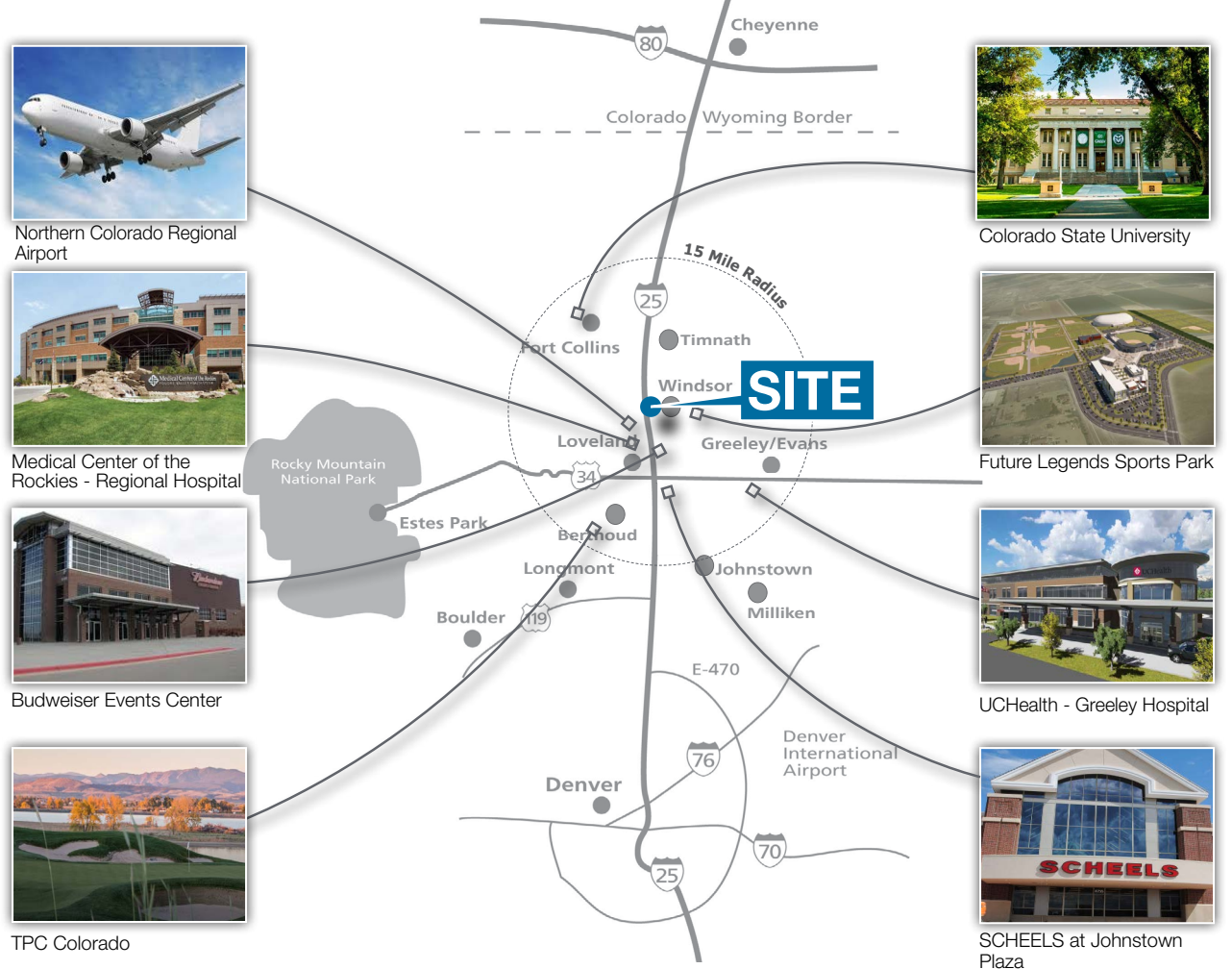
MAJOR EMPLOYERS

Banner Health Colorado	5,919
Broadcom Ltd.	1,500
Colorado State University	7,491
Hewlett Packard	900
JBS Swift & Company	4,600
Larimer County	1,639
OtterBox	1,000
Poudre School District R1	3,752
State Farm Insurance	1,100
UCHealth	5,500
Univ. of Northern Colorado	1,600
Vestas Blades A/S	2,700
Weld County	1,500
Weld County School District	2,300
Woodward Inc.	1,307

Source: BizWest 2020 Book of Lists



NEARBY CATALYSTS



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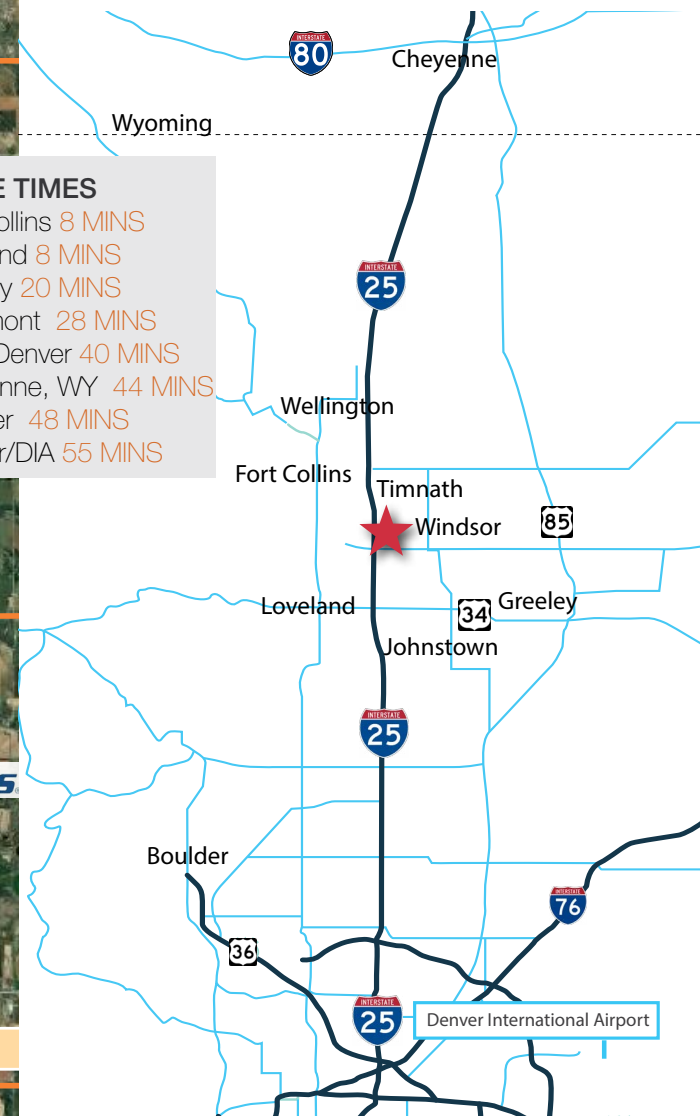
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LOCATION OVERVIEW



DRIVE TIMES

Fort Collins 8 MINS
 Loveland 8 MINS
 Greeley 20 MINS
 Longmont 28 MINS
 North Denver 40 MINS
 Cheyenne, WY 44 MINS
 Boulder 48 MINS
 Denver/DIA 55 MINS



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