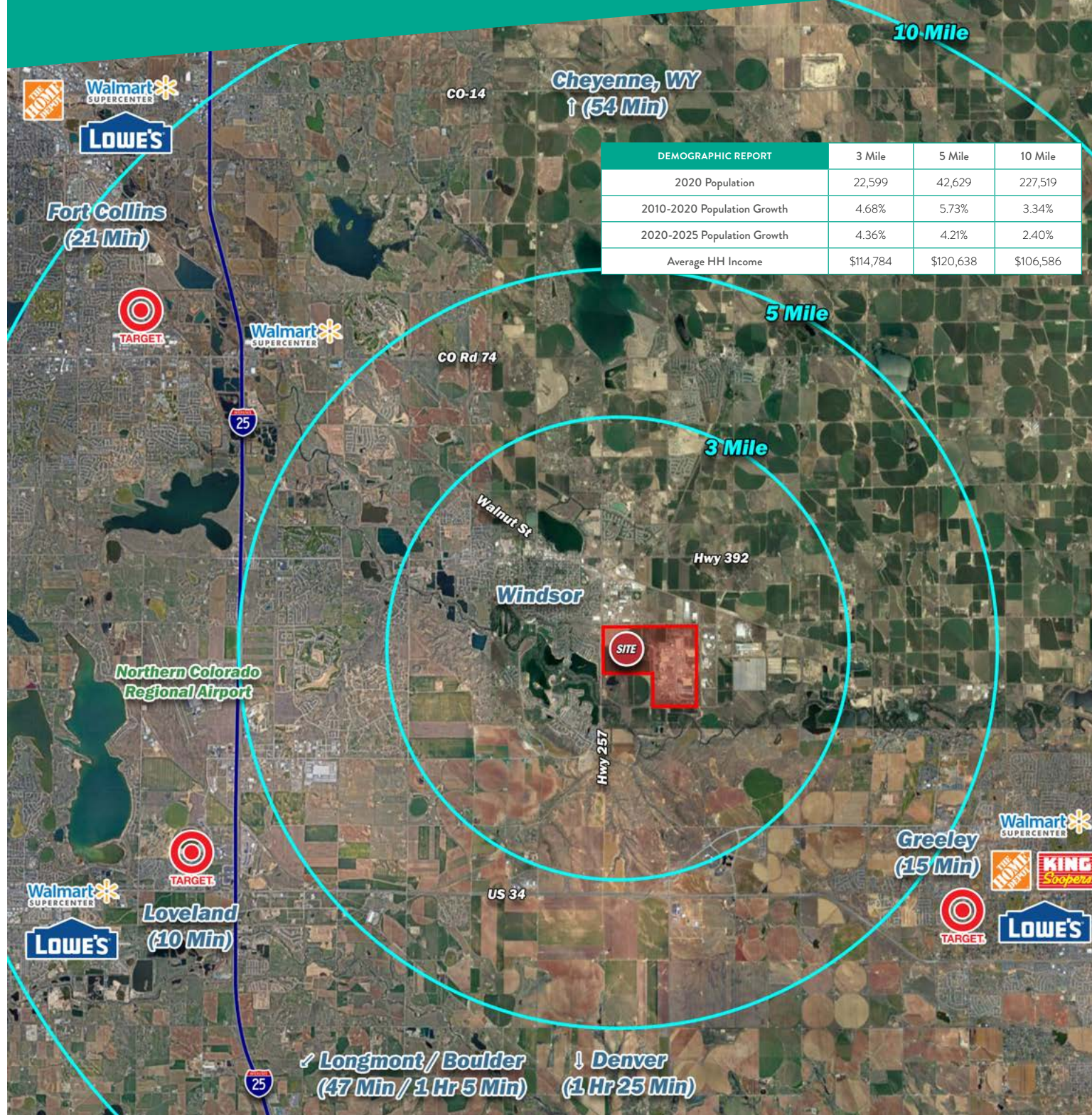


MARKET AERIAL



Tony Pierangeli
 D 303.390.5257
 tony.pierangeli@srsre.com

Sam Bell
 D 303.390.5235
 sam.bell@srsre.com



WINDSOR VILLAGE

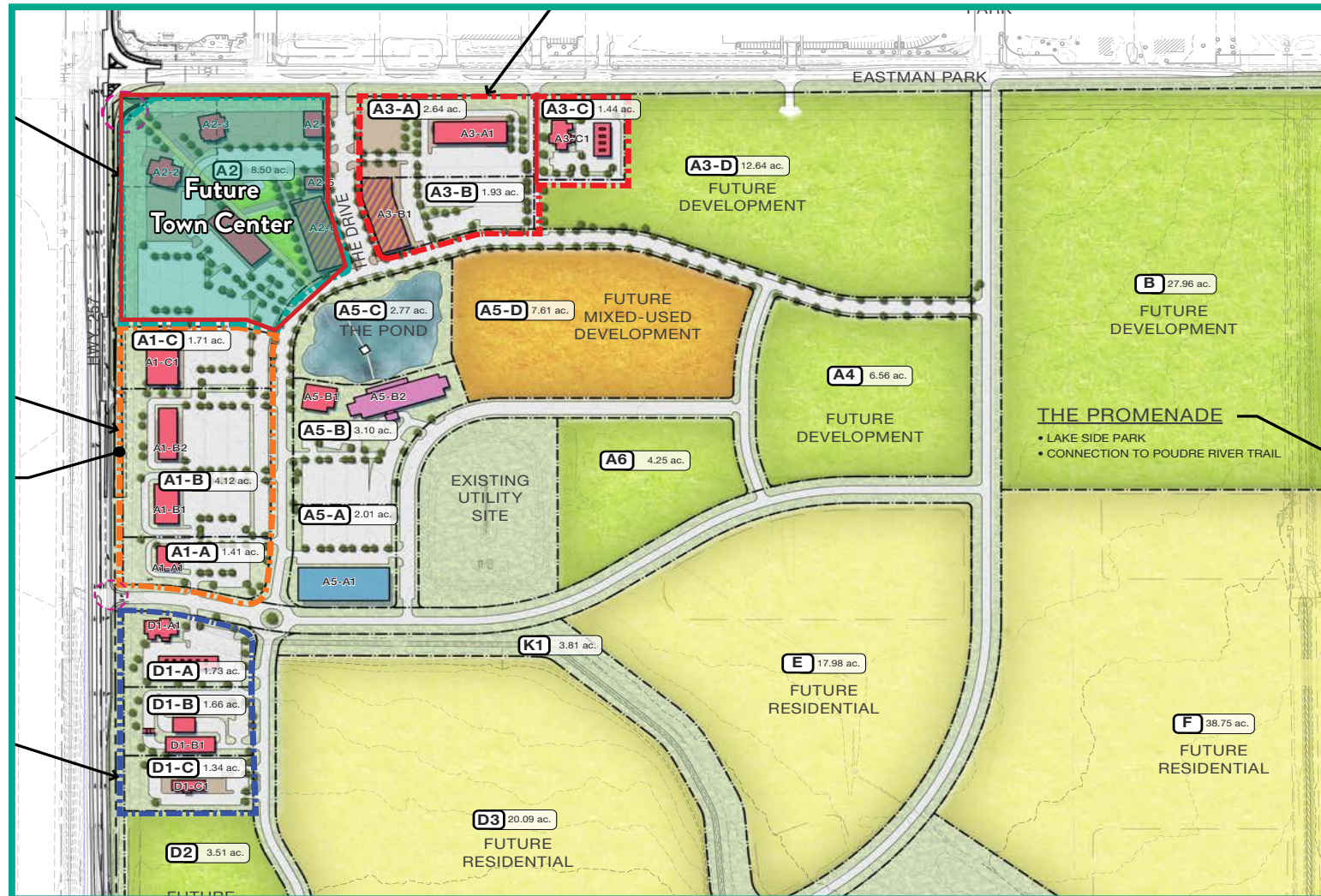
NEW RETAIL/MIXED-USE MASTER PLAN DEVELOPMENT



- Pads/multi-tenant building available
- Only retail opportunity within 3,000 acre master plan development
- The town of Windsor is one of the fastest growing communities in Colorado with population projections expected to exceed 130,000 residents at full build-out
- Future Legends Sports Park - under construction with an estimated 250,000 visitors per year



PROPERTY OVERVIEW



SURROUNDING DEMOS

Great Western Industrial Park

- 3,000 acre master planned development
- Home to Halliburton, Vestas and Schlumberger and an estimated 2,000 employees
- The Great Western Industrial Park represents Northern Colorado's most dynamic master-planned industrial and logistics hub

Future Legends Sports Park (Adjacent to Site)

- Northern Colorado's largest multi-sport complex will host year round events on the 118 acre campus
- Future phases will include baseball diamonds, multi-purpose fields and sports arena
- Two professional sports teams will call Future Legends Sports Complex home (Baseball – Northern Colorado Owlz, Soccer – NoCo FC)

Future Residential

- Over 5,000 new housing starts in Northern Colorado, the most since 2005
- Windsor accounted for 1,166 of those 5,000 starts, highest of any Weld/Larimer County submarket
- 2020 annual starts are up 10% in Northern Colorado year over year
- #2 safest places in Colorado & #3 in best cities for families

Land Size

50 Acres
2,178,000 SF

City/County

Windsor/Weld

WELD COUNTY STATS

2.6B

In spending power.

314,305

Predicted population in 2020. 3.17% growth.

9%

Projected population growth 2019-2024.

92.5%

With high school diploma or higher. The nation-wide average is 86.9%.

20%

Increase in population 2010-2019.

\$75,938

Median household income. 10.2% growth.

25%

Spending increase by 2024.

34.6

Median age in Weld County.

Zoning

NGC
(Neighborhood and General Commercial)

Pad Sizes

0.75 - 2 Acres (Flexible)

Utilities

Installed to property line along Eastman Park Dr

Build to Suit Options

- For sale or lease
- Pads for sale or ground lease

97%

Growth along Highway 34.
2005: 32,000 VPD
2018: 63,000 VPD

56%

Growth along Interstate 25.
2005: 59,000 VPD
2018: 92,000 VPD

3.2%

Vacancy rate

