

2534 Bank Owned Land

NWC Thompson Parkway & Exposition Drive, Johnstown, CO



Property Highlights:

- Fantastic commercial land in great location in 2534 Development at SEC of Interstate 25 and Highway 34 in Johnstown/Loveland. Often called the “epicenter” of Northern Colorado, this land is positioned for long term success and reasonably priced for any end user.
- Ideal for multi-tenant office, regional headquarters, single-tenant office, medical office, health club, and other potential uses
- High traffic area, regional location, easy accessibility, near services (medical, restaurants, employment), and much more
- Join fast growing lineup of national users including Ethan Allen, Bank of Colorado, Bonefish Grill, Boondocks (coming soon), Starbucks, Culvers, Eheart Interior Solutions, Trek Bicycles, Verizon Wireless, Northern Colorado Rehab Hospital, and more...

Property Information:

Sale Price	\$499,500
\$/SF	\$5.51/SF
\$/Acre	\$240,144/Acre
Lot Size	2.08 Acres/ 90,605 SF
Zoning	Commercial



Innovative Real Estate
Brokerage & Development

Nathan Klein

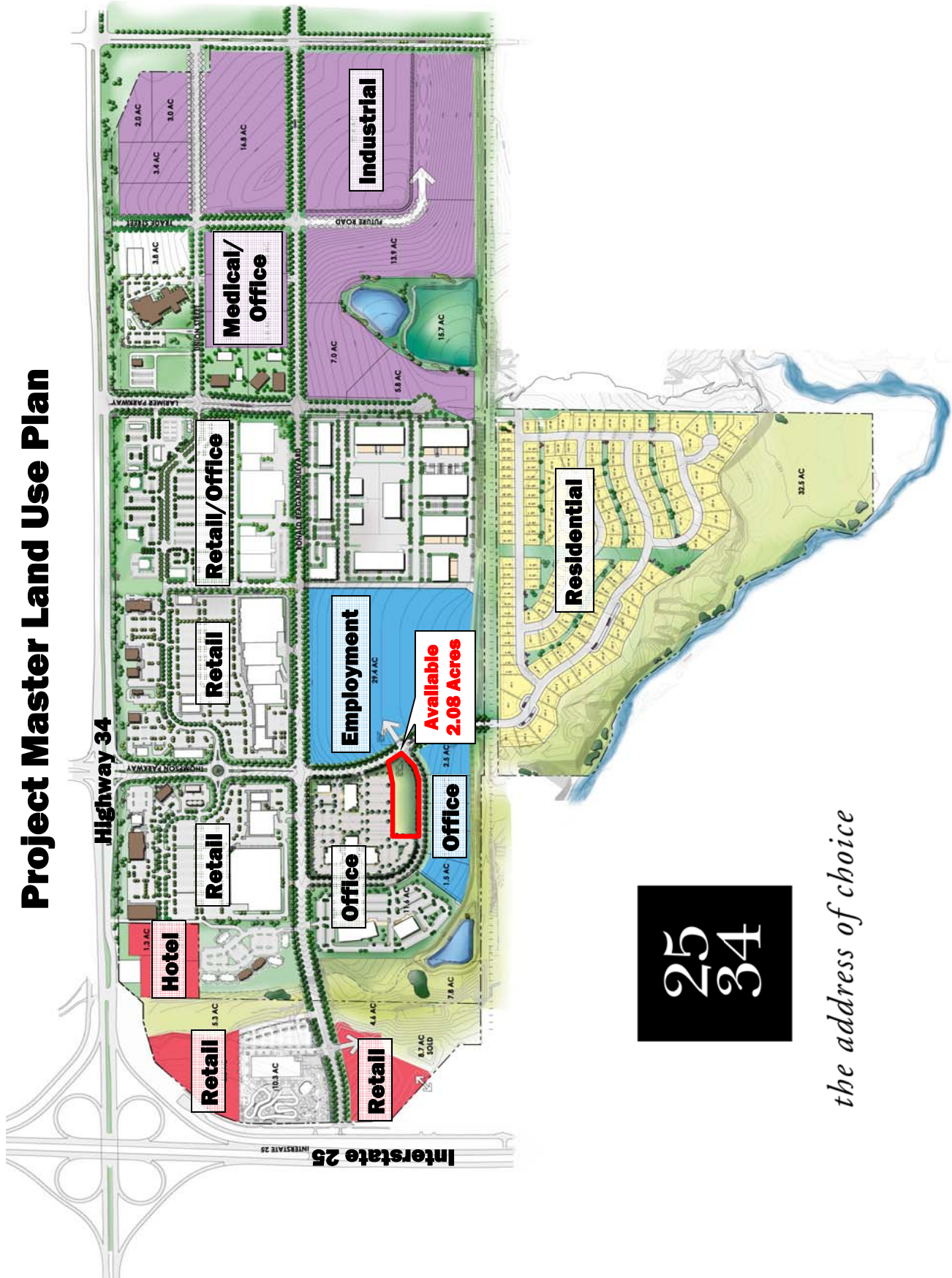
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Project Master Land Use Plan



**25
34**

the address of choice

Regional Retail Map



**25
34**

Location, Location, Location...

the address of choice

Why Choose 2534?

- Strong regional trade area
- Fastest growing area in Northern Colorado
- Proximity to I-25 & Hwy 34 (Northern Colorado's two main trade routes)
- Access to diverse regional workforce
- Expedited Project Approvals (45 days)
- Lower Development Fees
- No On-site Storm Water Detention
- Diverse Master Plan with many uses allowed.
- Significant national retail presence
- Outstanding growth potential



25
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the address of choice

For More Information:



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Demographics

(Source: STDB Online 2009, radius)

	<u>3 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>	<u>20 Mile</u>
Population	5,426	35,740	175,639	553,525
Avg. HH Inc	\$93,332	\$73,154	\$82,289	\$72,939
Households	2,037	14,211	65,668	206,586

Traffic Counts

(Source: City of Loveland, 2006 and CDOT, 2007)

Highway 34 (East of Thompson Pkwy)	43,500 VPD
Interstate 25 at Highway 34	69,200 VPD