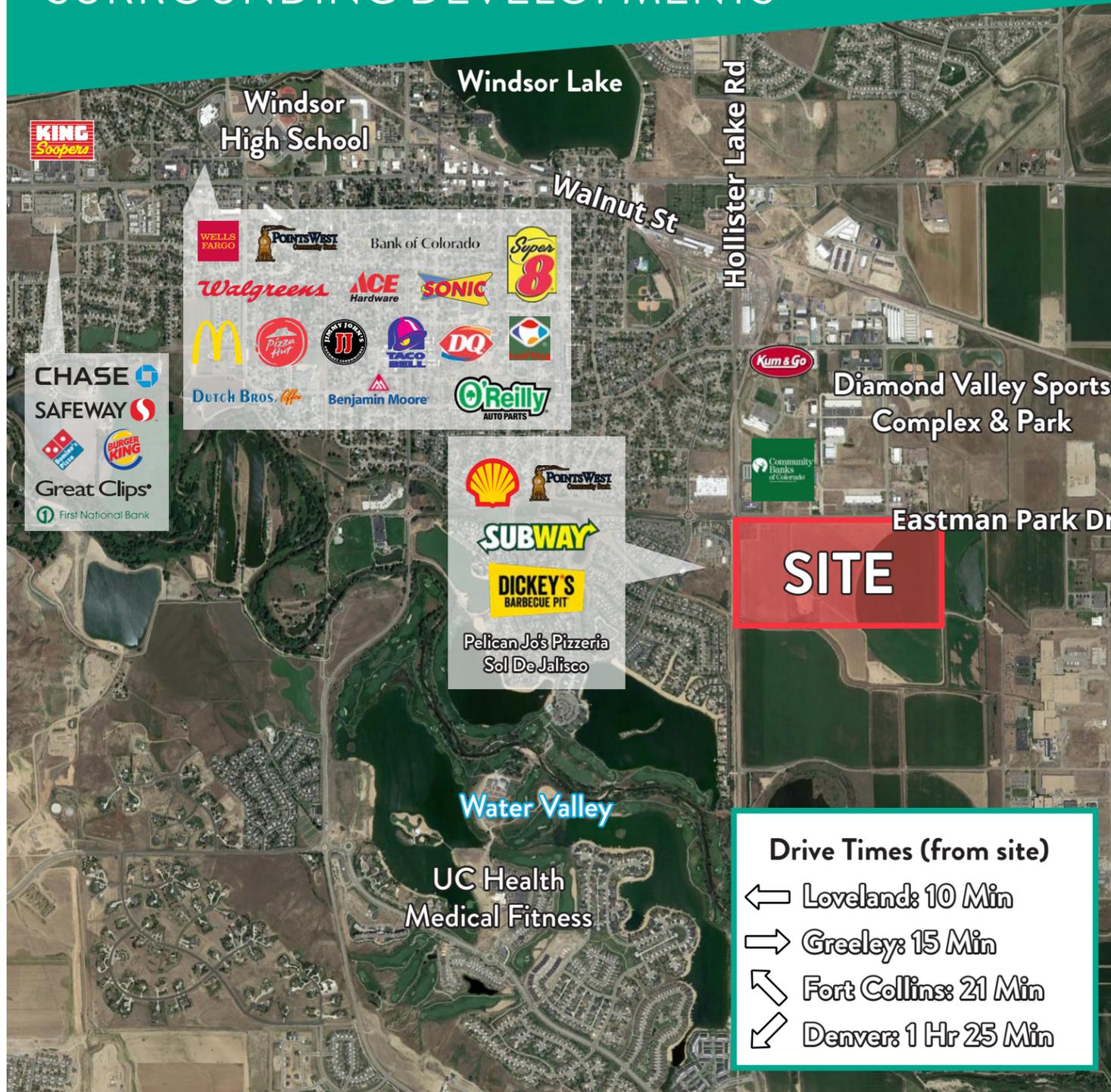


# SURROUNDING DEVELOPMENTS



# WINDSOR VILLAGE

NEW RETAIL/MIXED-USE MASTER PLAN DEVELOPMENT



- Pads/multi-tenant building available
- Only retail opportunity within 3,500 acre master plan development
- High growth area and future home to 100,000 residents
- Future Legends Sports Park - under construction with an estimated 250,000 visitors per year

**Tony Pierangeli**

D 303.390.5257

tony.pierangeli@srsre.com

**Sam Bell**

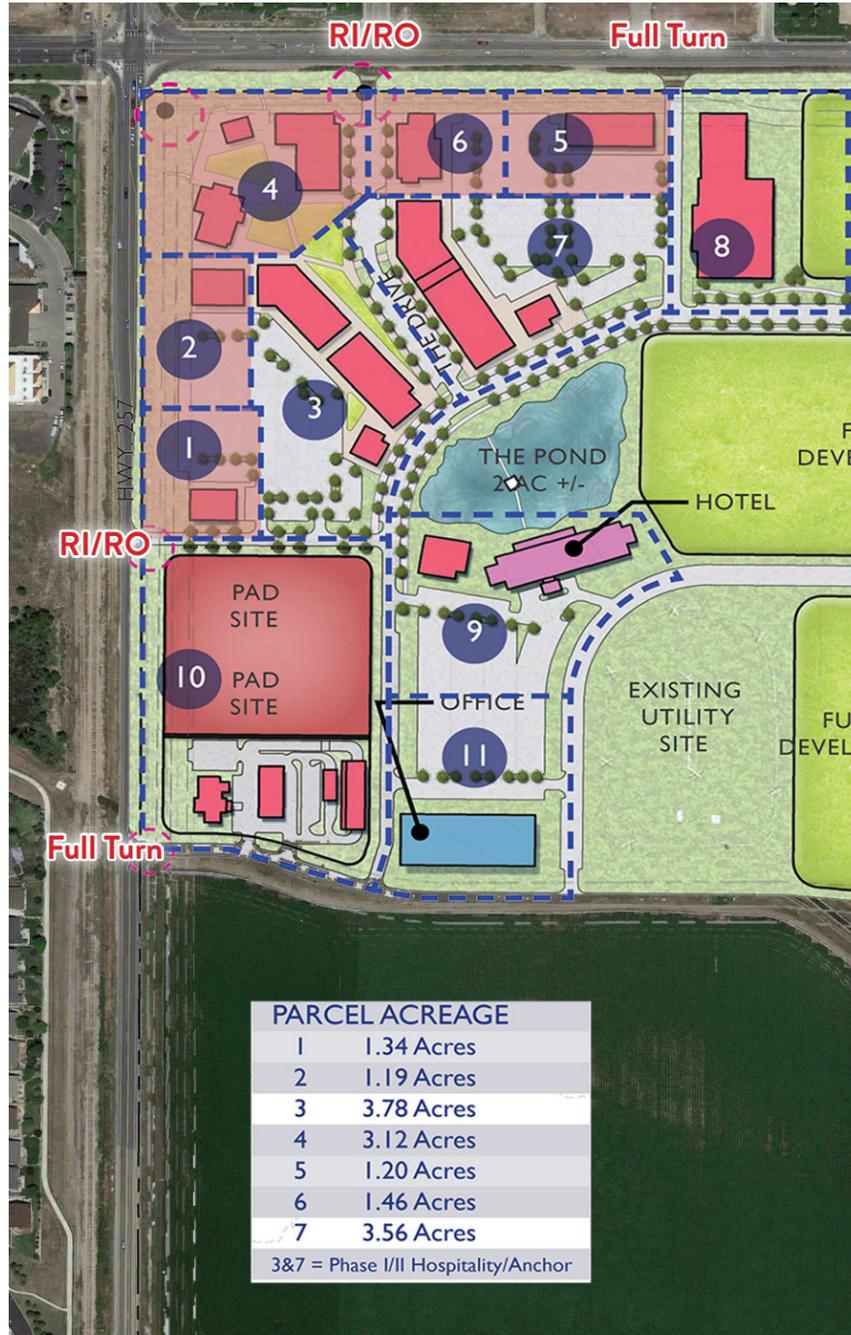
D 303.390.5235

sam.bell@srsre.com



# PROPERTY OVERVIEW

# SURROUNDING DEMOS



## Land Size

50 Acres  
2,178,000 SF

## City/County

Windsor/Weld

## Zoning

NGC  
(Neighborhood and General Commercial)

## Pad Sizes

0.75 - 2 Acres (Flexible)

## Utilities

Installed to property line along Hwy 257

## Build to Suite Options

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

15 Min Radius	Increase from 2010	2019	5 Year Projected Increase	2024
Population	46%	55,300	15%	63,770
Households	45%	21,033	15%	24,252
Avg HH Income	-	\$105,486	14%	\$120,753
Buying Power	-	\$508M	30%	\$663M

30 Min Radius	Increase from 2010	2019	5 Year Projected Increase	2024
Population	23%	597,768	10%	659,934
Households	21%	233,365	10%	246,688
Avg HH Income	-	\$89,516	16%	\$103,603
Buying Power	-	1.8B	28%	\$2.3B

**2.6B**

In spending power.

**314,305**

Predicted population in 2020. 3.17% growth.

**97%**

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

**9%**

Projected population growth 2019-2024.

**92.5%**

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

**56%**

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

**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.

**3.2%**

Vacancy rate.

