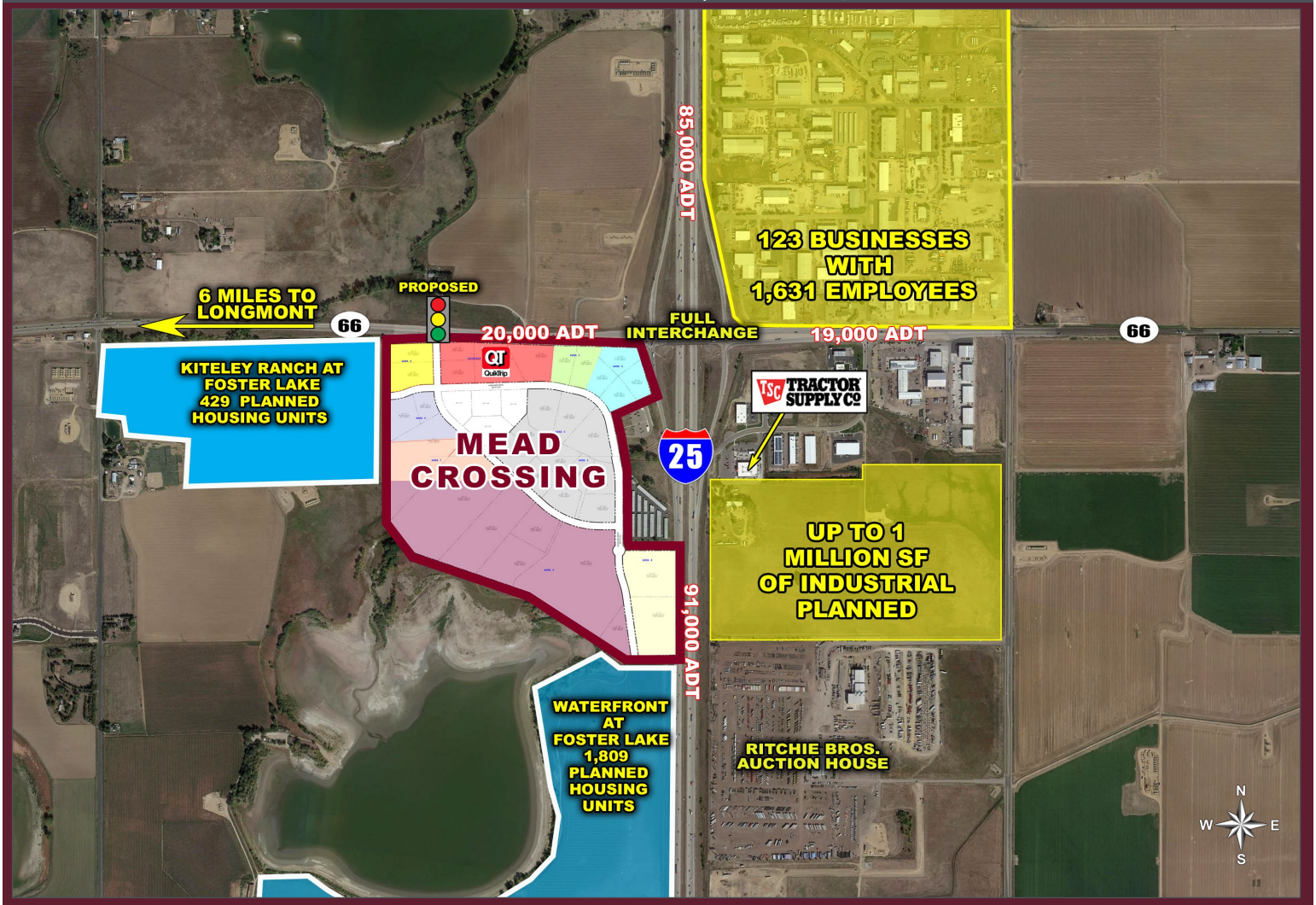
75 ACRES AVAILABLE

SWC HIGHWAY 66 & I-25 | MEAD, COLORADO



INFORMATION

- 75 acres available at the SWC of Hwy 66 & I-25
- Hwy 66 is a main route to Estes Park, very popular vacation spot and oly 6 miles to Longmont
- Pads are ready with roads and utilities to site
- Approved for medical, church, schools, hotel, mixed use, office, restaurant (non-drive-through), quick lubrication, brewery, distillery, winery
- Zoned HC – highway commercial
- Mill Levy: 105.411

DEMOGRAPHICS

	5 MILE	10 MILE	15 MILE
Population	40,526	178,500	329,425
Projected Population 2023	46,984	197,874	366,581
Avg. HH Inc.	$120,018	$106,297	$114,601
Employees	10,290	55,896	108,668

Source: ESRI 2021

TRAFFIC COUNTS

On I-25 north of Hwy 66	85,000 cars/day
On I-25 south of Hwy 66	91,000 cars/day
On Hwy 66 west of I-25	20,000 cars/day

Source: CDOT 2019

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75.40 ACRES AVAILABLE

SWC HIGHWAY 66 & I-25 | MEAD, COLORADO

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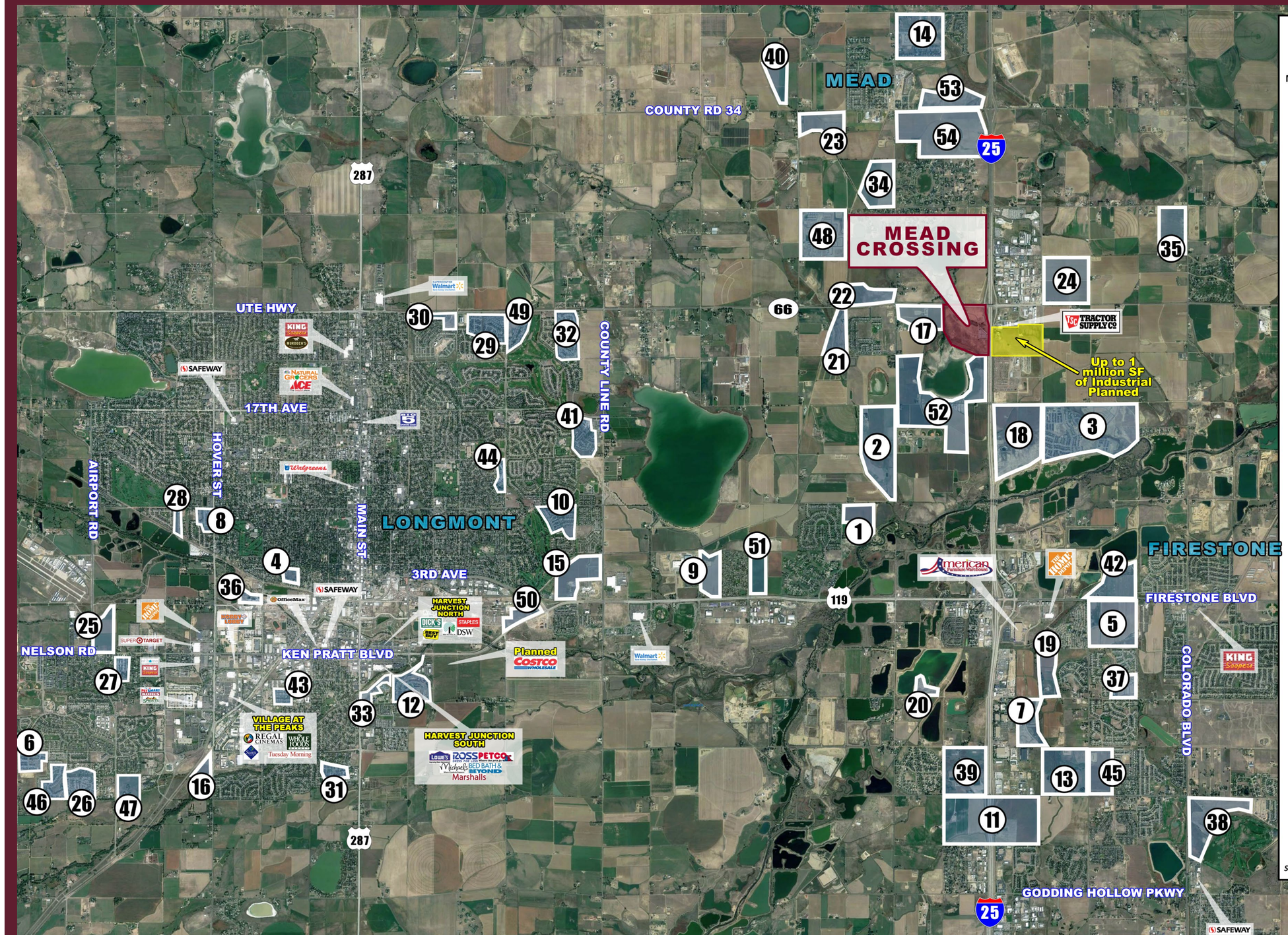

Longmont, Mead & Firestone New Housing Developments

Map ID	Subdivision	Total Units	Units Built as of 2Q 2021	Remaining Units
1	Adam Farm	300	0	300
2	Adler Estates	833	0	833
3	Barefoot Lakes	3,452	285	3,167
4	Bohn Farm	46	0	46
5	Cambria Crossing	1,100	0	1,100
6	Clover Basin Ranch	86	86	0
7	Cottonwood Hollow	925	0	925
8	Denio West	81	81	0
9	Firelight Park	224	0	224
10	Fox Meadow	291	291	0
11	Haley Land Annexation	615	0	615
12	Harvest Junction	278	262	16
13	Hepp Farm	610	0	610
14	Highlands	203	50	153
15	Highlands at Fox Hill	447	0	447
16	Hover Junction Townhomes	247	0	247
17	Kiteley Ranch at Foster Lake	429	0	429
18	Lakeside Canyon	222	0	222
19	Lexington Village	473	0	473
20	LG Everist Annexation	120	0	120
21	Liberty Ranch	78	0	78
22	Mead Place	311	0	311
23	Mead Village	395	0	395
24	Meadow Ridge	682	0	682
25	Mountain Brook	267	0	267
26	North Star	64	0	64
27	Parkes at Stonebridge Townhomes	92	92	0
28	Peakview Estates	29	0	29
29	Pleasant Valley	374	374	0
30	Prairie Village	88	0	88
31	Prospect New Town	223	209	14
32	Provenance	226	226	0
33	Quail Ridge	230	230	0
34	Range View Estates	458	0	458
35	Red Barn	454	3	451
36	Rivertown Condominiums	315	0	315
37	Sable Glen	84	0	84
38	Saddleback	262	0	262
39	Sandstone Ridge Estates	144	0	144
40	Schell	343	0	343
41	Shadow Grass Park	252	252	0
42	Shores	885	33	852
43	Sienna Park	155	155	0
44	Skeffington	30	0	30
45	Skyline Ridge	304	0	304
46	Somerset Meadows	356	356	0
47	Somerset Village	292	0	292
48	Sorrento	391	178	213
49	Spring Valley	124	93	31
50	Sugarmill	112	0	112
51	Union Property	317	0	317
52	Waterfront at Foster Lake	1,809	0	1,809
53	Welker Farms	102	0	102
54	Westridge	500	0	500
	TOTALS	**21,730**	**3,256**	**18,474**

Source: Zonda 2Q2021 Property boundaries are approximate & unit counts subject to change

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