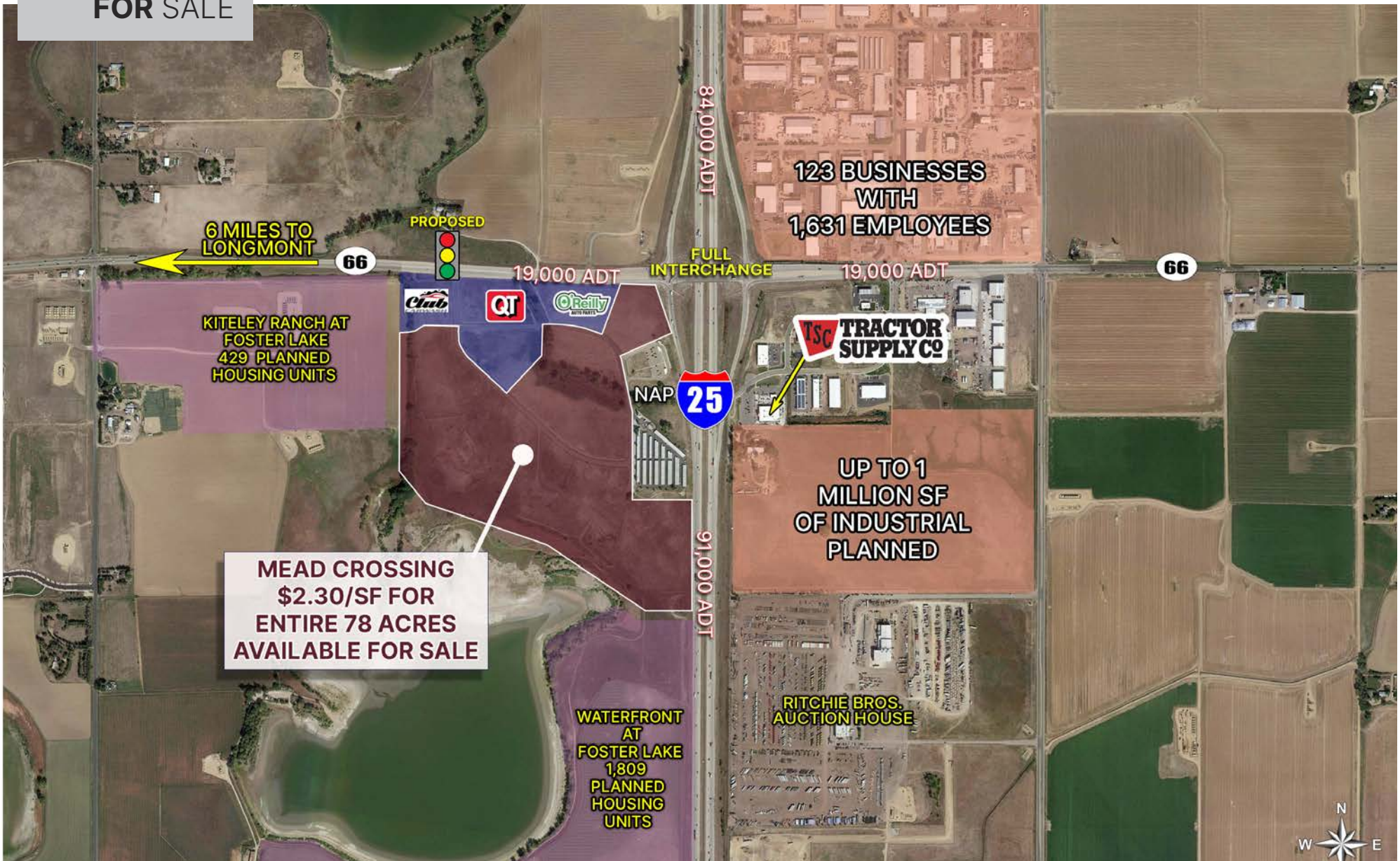


78 ACRES OF MIXED USE LAND AVAILABLE

FOR SALE



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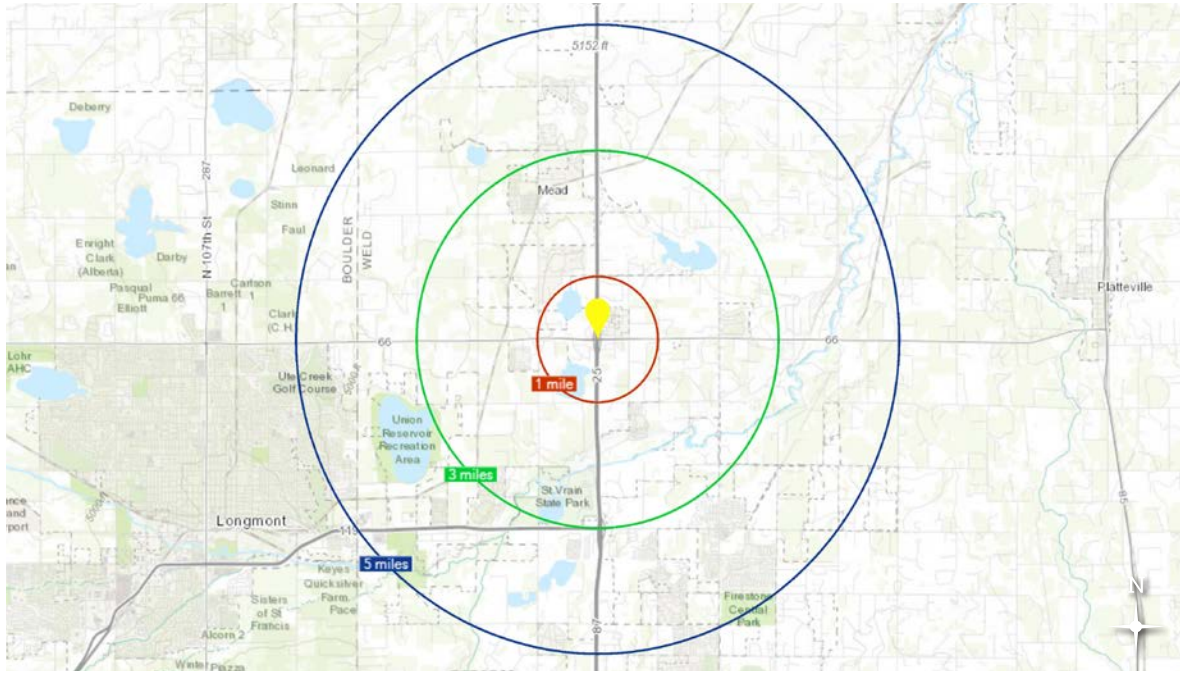
TRADE AREA

Highway 66 & I-25 Mead, Colorado



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 Everest 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	Weiker 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.



MAP IMAGE COURTESY OF ESRI 2022

TRAFFIC COUNTS

LOCATION	CARS/DAY
I-25 SOUTH OF HWY 66	91,000
I-25 NORTH OF HWY 66	84,000
HWY 66 WEST OF I-25	19,000
HWY 66 EAST OF I-25	19,000

SOURCE: CDOT 2022

DEMOGRAPHICS | COMPARISON SUMMARY

CATEGORIES	1 MILE	3 MILES	5 MILES	10 MILES
ESTIMATED POPULATION	113	9,587	39,656	182,791
PROJECTED POPULATION IN 2029	156	11,666	43,496	202,841
AVERAGE HOUSEHOLD INCOME	\$158,643	\$151,064	\$150,235	\$134,601
DAYTIME POPULATION (EMPLOYEES)	2,081	4,045	10,499	63,029

SOURCE: ESRI 2024