

WELTY RIDGE

JOHNSTOWN, COLORADO

Southwest Corner of I-25 and Highway 60

MASTER PLANNED COMMUNITY
RESIDENTIAL, COMMERCIAL & INDUSTRIAL LAND



PROPERTY OVERVIEW

Welcome to Welty Ridge—a master-planned development perfectly situated next to the new Buc-ee's, right off I-25 and Highway 60. This thoughtfully zoned area is primed for a mix of retail, industrial, multifamily, and single-family projects, making it an adaptable and exciting gateway to Johnstown, one of Colorado's fastest-growing cities. The Town of Johnstown is all set to provide utilities to the site, with water and sewer lines to be extended across I-25 for seamless connections. The property developer will have access to Metro District financing.



SALE PRICE:

\$15,600,000



TOTAL LAND SIZE:

Approx. 106 acres



UTILITIES:

Water: Town of Johnstown
Sewer: Town of Johnstown
Electric: Poudre Valley REA
Gas: Xcel



ENTITLEMENTS:

Annexed and zoned with
Town of Johnstown
[Link for Final Development Plan](#)
[Link for Town of Johnstown Fees](#)



METRO DISTRICTS:

2 - [Link for MD Docs](#)



TOTAL MILL LEVY:

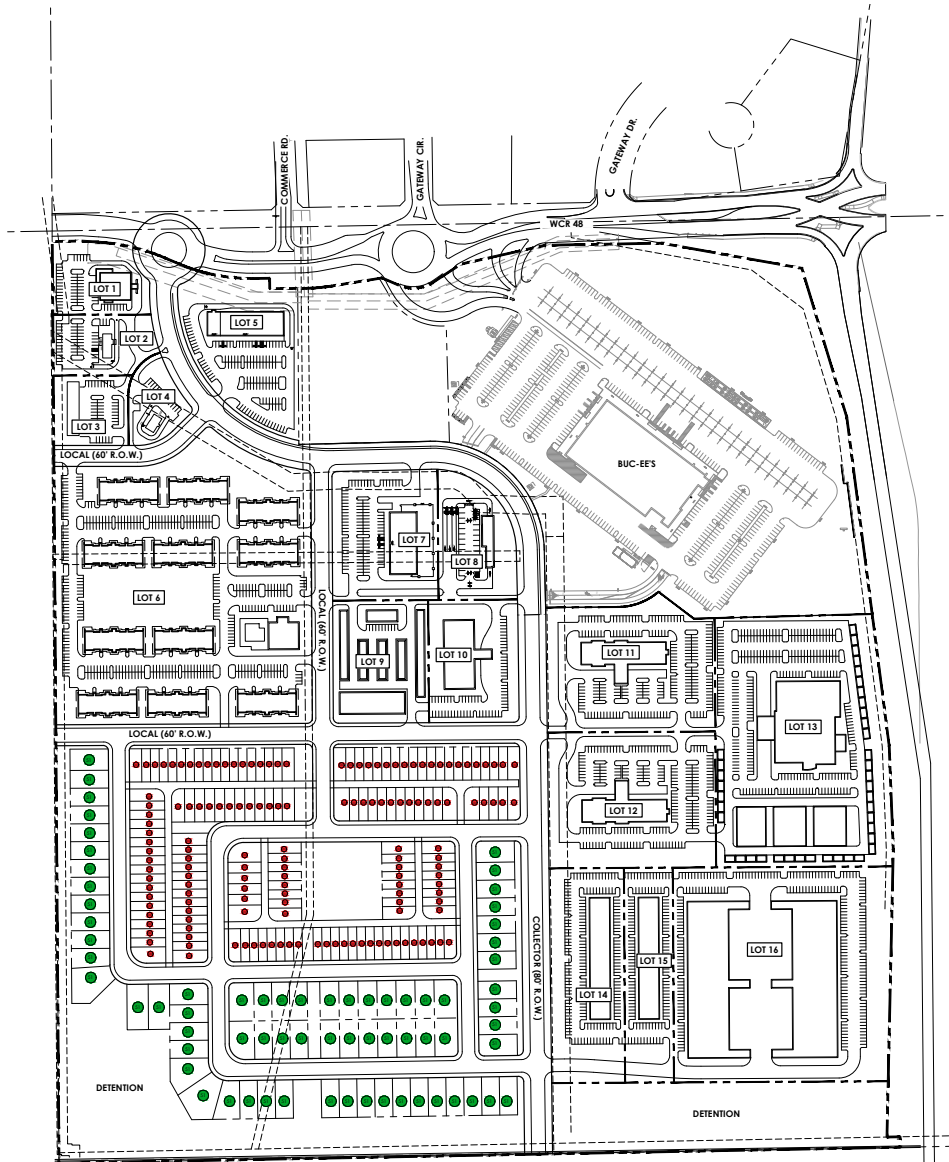
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APPROVED ZONING



YIELD ANALYSIS



Land Development Summary						
Lot #	Zoning	Land Use Classification	Land Use Designation	Acres	Sq. Ft.	# of Residential Units
1	MU-2	Bank	Principal Permitted Use	1.2	7,000	
2	MU-2	Fast Food with Drive Thru	Principal Permitted Use	1.1	2,500	
3	MU-2	Service Station	Principal Permitted Use	1.0	6,000	
4	MU-2	Coffee Shop	Principal Permitted Use	0.7	1,300	
5	MU-2	In-Line Retail	Principal Permitted Use	2.1	15,500	
6	MU-2	Multi-Family	Principal Permitted Use	12.9		220
7	MU-2	Child Care Facility	Principal Permitted Use	2.6	15,000	
8	MU-2	Car Wash	Principal Permitted Use	1.7	4,800	
9	MU-2	Mini-Storage	Conditional Use	2.2	35,250	
10	MU-2	Medical Office Building	Principal Permitted Use	2.1	19,500	
11	MU-1	Hotel	Principal Permitted Use	4.0	19,000	
12	EMP	Hotel	Principal Permitted Use	4.3	19,000	
13	MU-1/EMP	Car Dealership (4 Repair Bays or Less)	Principal Permitted Use	8.1	48,000	
14	EMP	Warehouse & Distribution	Principal Permitted Use	3.0	21,000	
15	EMP	Warehouse & Distribution	Principal Permitted Use	2.0	21,000	
16	EMP	Warehouse & Distribution	Principal Permitted Use	8.8	121,500	
Various	R-M	Single Family Attached/Detached	Principal Permitted Use	36.2		222

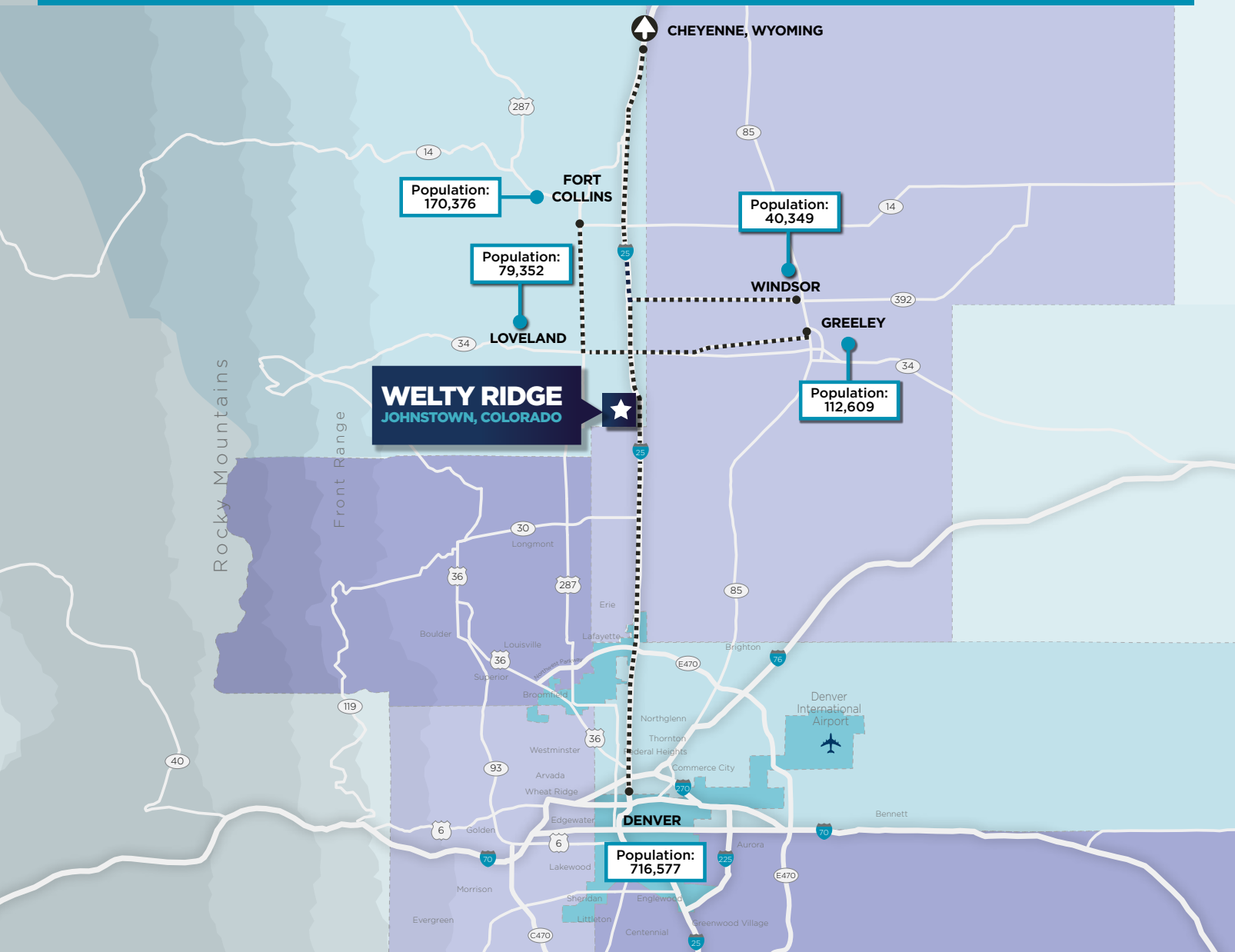
PRICING

	PRICE/SF	TOTAL SIZE	SALE PRICE
LOTS 1-5 Mixed Use	\$8.50/SF	7.064 Acres (307,703 SF)	\$2,600,000
LOT 6 Mixed Use – Proposed Multifamily	\$7.00/SF	12.027 Acres (523,915 SF)	\$3,670,000
LOTS 7-10 Mixed Use	\$3.00/SF	8.077 Acres (351,819 SF)	\$1,050,000
LOTS 11-16 Employment	\$3.00/SF	26.465 Acres (1,152,813 SF)	\$3,450,000

	ATTACHED LOTS	DETACHED LOTS	TOTAL SIZE	SALE PRICE
TRACT A Residential	\$20,000 Per Lot	\$25,000 Per Lot	35.938 Acres <i>Based on 222 units (153 attached and 69 detached)</i>	\$4,785,000

REGIONAL MAP

CENTER OF NORTHERN COLORADO WITH DIRECT ACCESS TO DENVER METRO



MINUTES
TO
I-25 &
HWY 34



MINUTES TO DENVER



MINUTES TO CHEYENNE



MINUTES TO WINDSOR



MINUTES TO FORT COLLINS

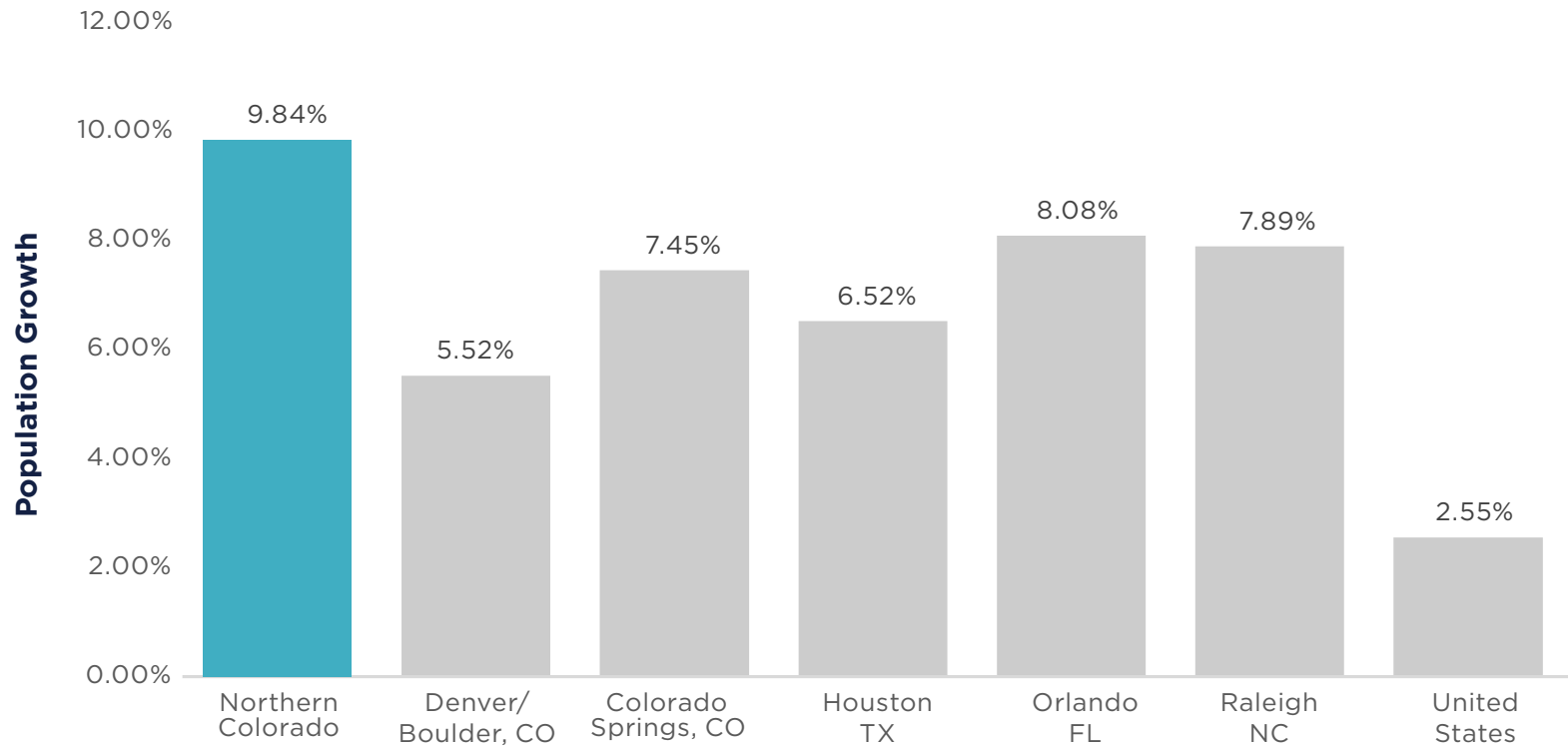


MINUTES TO GREELEY

NORTHERN COLORADO FASTEST GROWING POPULATION

One of the fastest-growing metros in the U.S., Northern Colorado's current population of 741,100 is forecasted to add nearly 73,000 residents in the next five years, at a growth rate that is more than triple the national average.

NORTHERN COLORADO POPULATION GROWTH PROJECTIONS 2024-2029



Source: Colorado State Demography Office; Moody's Analytics

THRIVING HUB FOR TECH, BIOTECH AND MANUFACTURING

Centrally located in Northern Colorado with proximity to employment centers including Fort Collins, Loveland, and Greeley, the Property is at the epicenter of an emerging hub for tech, biotech, and advanced manufacturing.

The region's diversified economy is home to Fortune 500 corporations such as Intel, Hewlett Packard, Broadcom, and Agilent Technologies.

MAJOR EMPLOYERS IN NORTHERN COLORADO

 ADVANCED ENERGY Energy/Manufacturing Fort Collins	 AGILENT TECHNOLOGIES Technology Loveland	 ANHEUSER-BUSCH Manufacturing/Beverage Fort Collins	 BANNER HEALTH Healthcare Greeley, Loveland	 BROADCOM Technology/Manufacturing Fort Collins	 CHEVRON (NOBLE ENERGY) Energy Greeley
 COLORADO STATE UNIVERSITY Higher Education/Research Fort Collins	 CONSTANT CONTACT Technology Loveland	 HACH COMPANY Manufacturing Loveland	 HALLIBURTON Energy Fort Lupton	 HESKA CORPORATION Biotechnology Loveland	 HEWLETT PACKARD ENTERPRISE Technology Fort Collins
 INTEL Technology Fort Collins	 NOOSA Manufacturing/Food Fort Collins	 NORDSON MEDICAL Biotechnology Loveland	 OCCIDENTAL PETROLEUM (ANDARKO PETROLEUM) Energy Fort Lupton	 OTTERBOX Technology/Manufacturing Fort Collins	 SELECT ENERGY SERVICES Energy Greeley
 TOLMAR Biotechnology Fort Collins	 UNIVERSITY OF COLORADO HEALTH Healthcare Fort Collins	 UNIVERSITY OF NORTHERN COLORADO Higher Education/Research Greeley	 VESTAS Manufacturing Fort Collins	 WATERPIK Manufacturing Fort Collins	 WOODWARD Manufacturing/Aerospace Fort Collins

JOHNSTOWN OVERVIEW

NATIONAL LEADER IN JOB & POPULATION GROWTH

One of the fastest-growing metros in the U.S., Northern Colorado's population is forecasted to add nearly 73,000 residents over the next five years, at a growth rate that is more than triple the national average. A projected job growth rate of 8.5% over the same time period outpaces all other Colorado metro areas and most other U.S. metros.

JOHNSTOWN - A GROWING HUB

Today, Johnstown stands as a burgeoning center of retail and commercial advancement. The town is strategically positioned in Northern Colorado, making it an attractive location for businesses and developers. New retail centers, commercial enterprises, and housing developments are springing up, fueling economic growth and providing ample opportunities for residents and newcomers alike.

Johnstown is one of the fastest growing and most sought-after towns in Northern Colorado, boasting an average household income of \$151,725 and average home sale price of \$590,300.

COMMITMENT TO COMMUNITY

Johnstown is a community-oriented town where the well-being of residents is a top priority. This commitment is evident in the town's efforts to maintain a high quality of life through well-planned infrastructure, recreational facilities, and community programs. The local government works tirelessly to ensure that the needs and concerns of its citizens are met, fostering an environment where everyone feels valued and heard.

Source: <https://johnstownco.gov/>

JOHNSTOWN DEMOGRAPHIC



20,519
POPULATION



37.2
MEDIAN AGE



7,447
HOUSEHOLDS



\$123,790
MEDIAN HOUSEHOLD INCOME



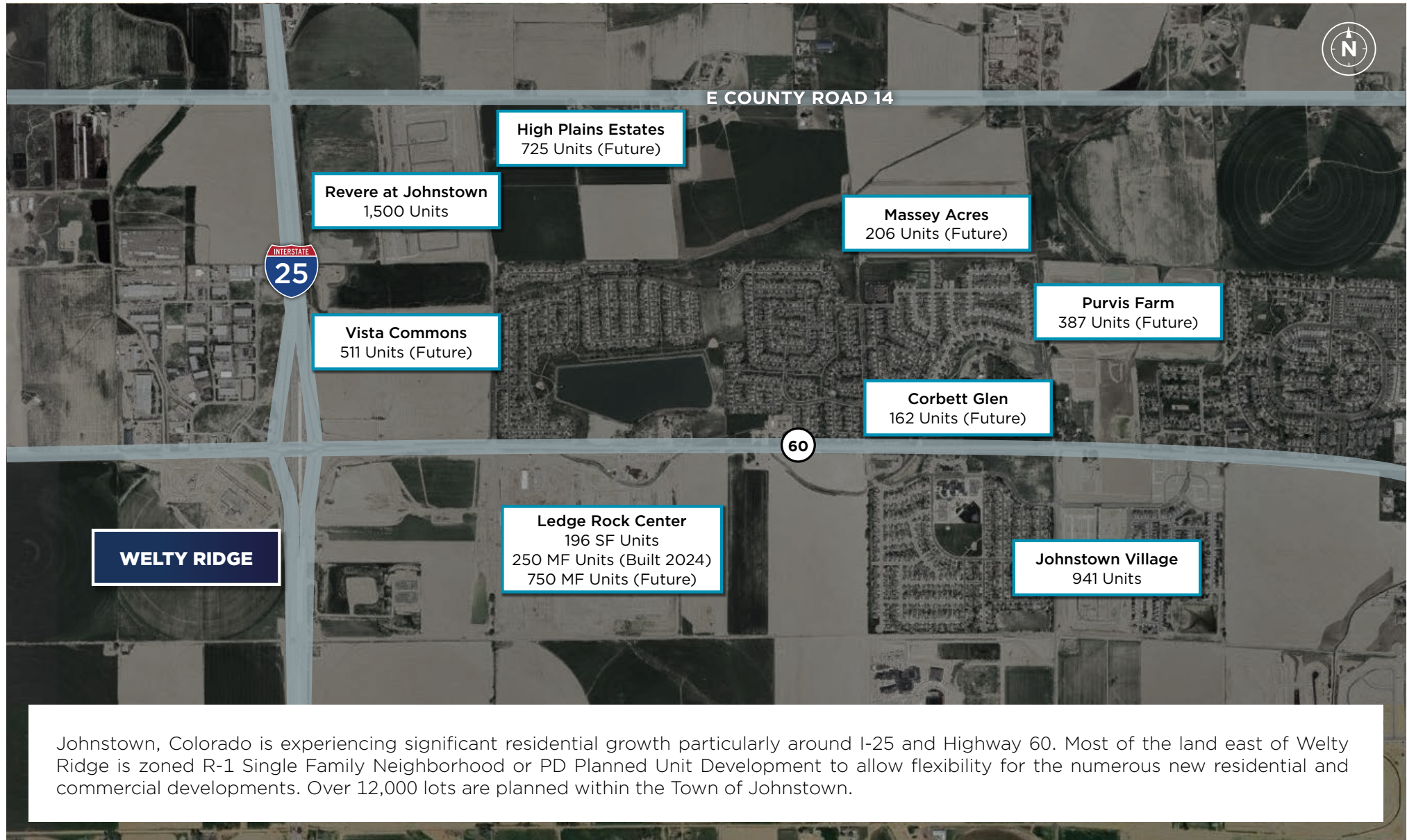
415
TOTAL BUSINESSES



12,139
FUTURE LOTS

Source: Esri, 2024

NEARBY RESIDENTIAL DEVELOPMENT





WELTY RIDGE

JOHNSTOWN, COLORADO

Southwest Corner of I-25 & Highway 60

CONTACT

TRAVIS ACKERMAN

+1 970 267 7720

travis.ackerman@cushwake.com

MATT HASKELL

+1 970 690 1690

mhaskell@urealtyinc.com

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