

**3973 S LINCOLN AVENUE**  
**±2.50 ACRES (108,900 SF)**

**4001 S LINCOLN AVENUE**  
**±2.50 ACRES (108,900 SF)**

**4021 S LINCOLN AVENUE**  
**±2.75 ACRES (119,790 SF)**

**42nd Street SE / Highway 60**     **5,013 VPD**

**S. Lincoln Ave. / Hwy 287**     **21,649 VPD**



## DEVELOPMENT READY PAD SITES FOR SALE

### POTENTIAL USES

- Retail
- Vet/Medical
- Convenience Store
- Gas Station
- Automotive
- General Office

### PROPERTY HIGHLIGHTS

- Development ready, all utilities to site
- Only minutes from downtown Loveland and I-25
- Multiple potential uses
- 5 Minutes to TPC Colorado
- Conveniently located at signalized intersection of Hwy 287 & Hwy 60 seeing 25,000+ VPD

3973	4001	4021
\$8.00/SF	\$12.00/SF	\$14.00/SF
±2.50 Acres	±2.50 Acres	±2.75 Acres
108,900 SF	108,900 SF	119,790 SF
Approved plan for single office lot	Preliminary plan to be divided into 7 lots	
Smaller build-to-suit pad sites available on 4001 & 4021. Contact Broker For Pricing		

## NORTHERN COLORADO | SURROUNDING REGION NEW RESIDENTIAL DEVELOPMENTS

### HARVEST 47

29 Future Residential Lots

### TRAILS AT CREEKVIEW

481 Future Residential Lots

### THE MEADOWS

104 Future Residential Lots

### THE FARMSTEAD

228 Residential Units Built-Out  
2 Developed Lots & 1,031 Future Lots

### HAMMOND

308 Residential Units Built-Out  
56 Developed Lots & 331 Future Lots

### HAWKS RIDGE

120 Future Residential Lot

### HERITAGE RIDGE

423 Residential Units Built-Out/Under Construction  
9 Developed Lots & 92 Future Lots

### HERON POINTE

179 Residential Units Built-Out

### LUDLOW FARMS

1,273 Future Residential Lots

### NORTH BERTHOUD/(DU)

292 Future Residential Lots

### PRAIRIESTAR

651 Residential Units Built-Out  
110 Future Residential Lots

### ROSE FARM ACRES

123 Residential Units Built-Out

### TPC COLORADO AT HERON LAKES

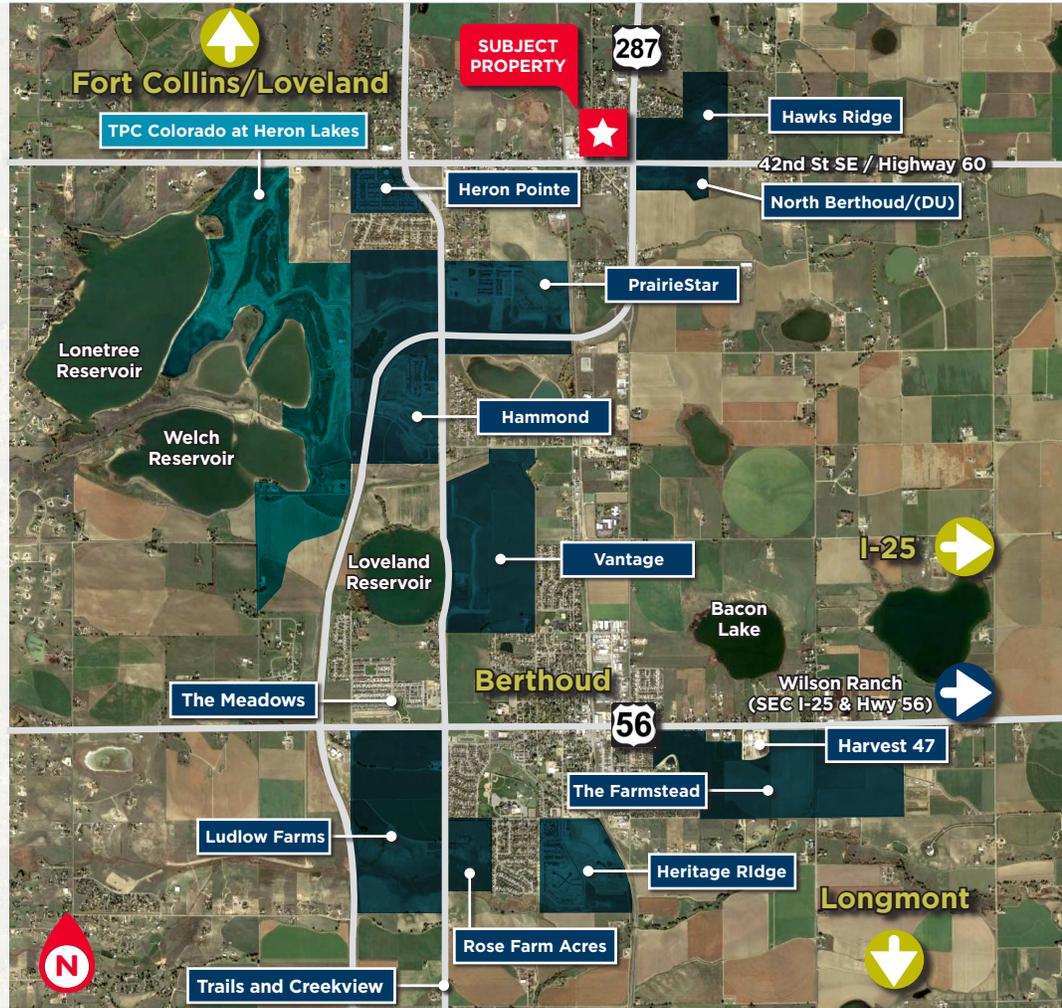
317 Residential Units Built-Out & 930 Future Lots

### VANTAGE

225 Residential Units Built-Out & 385 Future Lots

### WILSON RANCH

4,000 Residential units (approved)



### POPULATION

	2 Mile	5 Mile	10 Mile
2022 Population (Pop.)	10,561	71,540	162,260
2027 Projected Pop.	11,844	79,001	181,558
Pop. Growth ('22-'27)	2.4%	2.1%	2.4%

Source: CoStar, 2023

### HOUSEHOLDS

	2 Mile	5 Mile	10 Mile
2022 Households (HH)	4,420	29,197	63,594
2027 Projected HH's	5,003	32,330	71,273
Average HH Income	\$112,191	\$95,699	\$106,894

Source: CoStar, 2023

For more information, please contact:

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