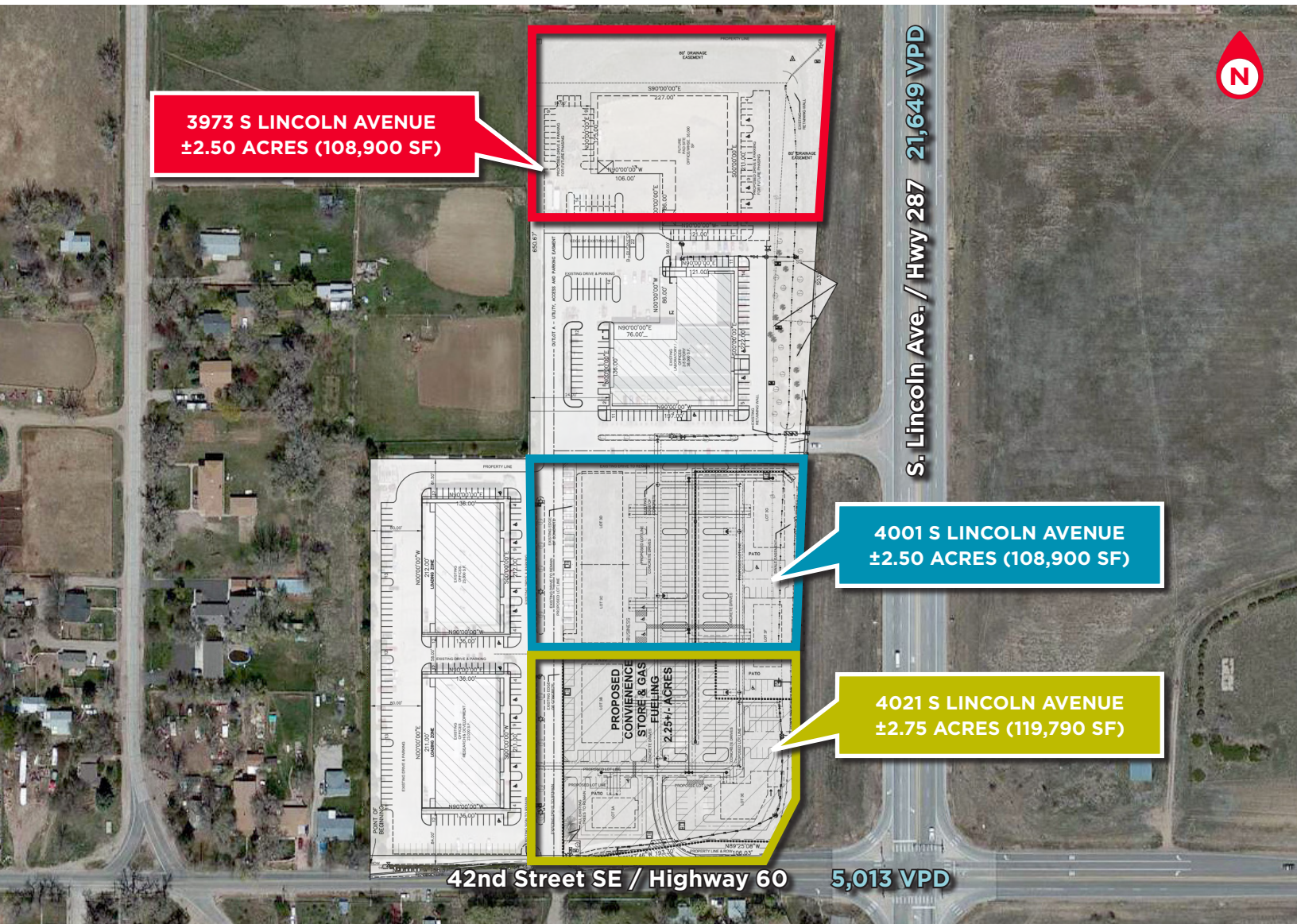


LOVELAND TECH PARK

3973, 4001 & 4021 SOUTH LINCOLN AVENUE
LOVELAND, COLORADO 80537



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

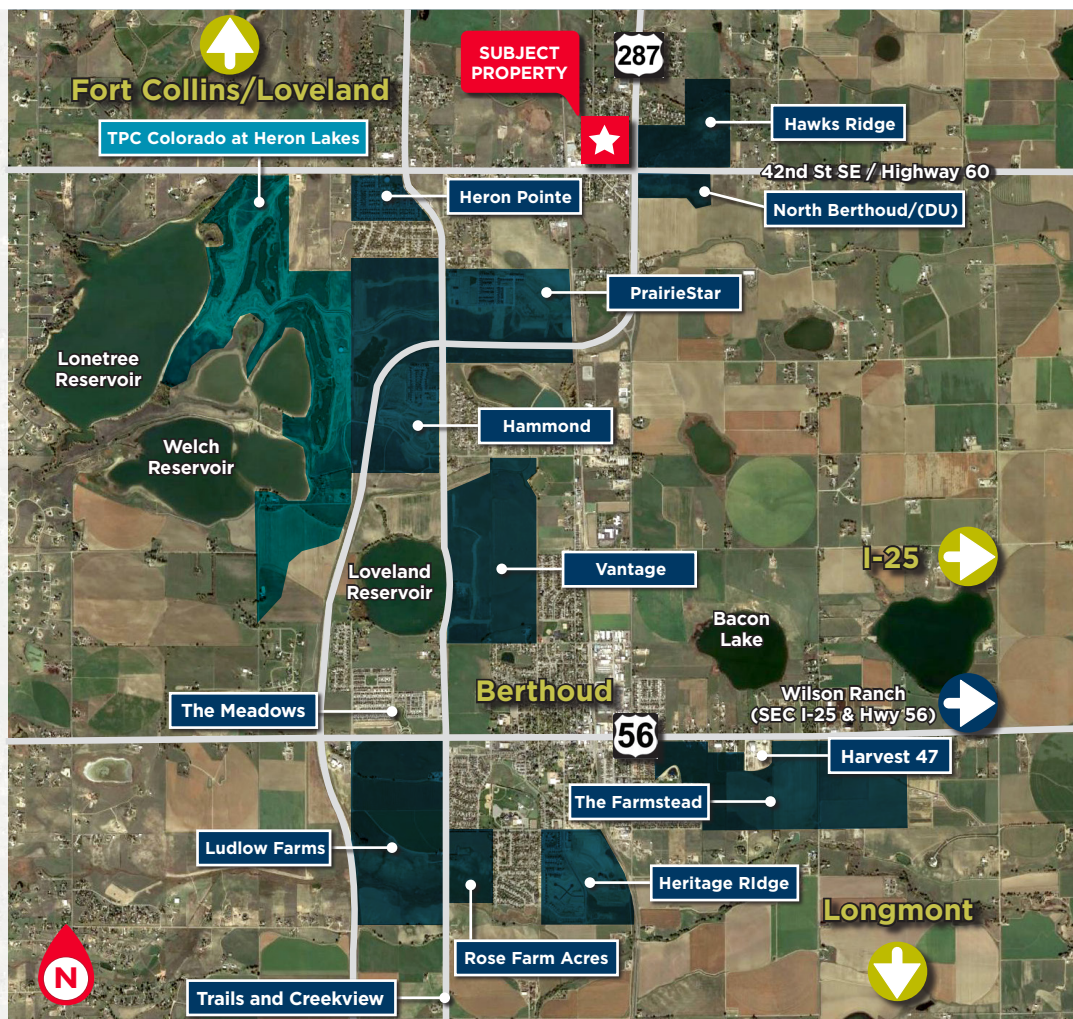
317 Residential Units Built-Out & 930 Future Lots

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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