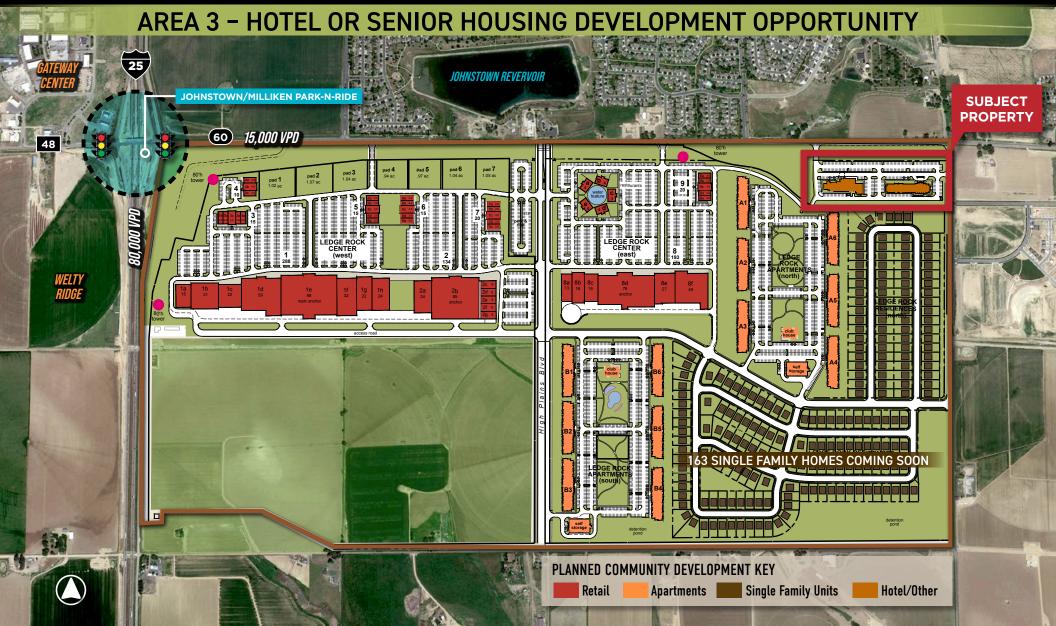
LEDGE ROCK CENTER INTERSTATE 25 & HIGHWAY 60 JOHNSTOWN, COLORADO

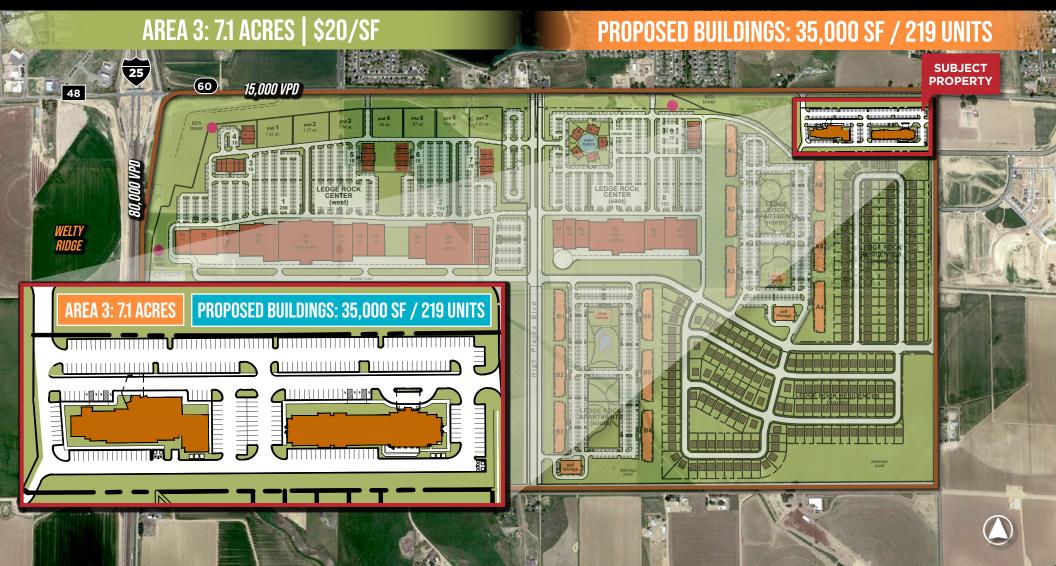
COMMERCIAL LAND FOR SALE IN NEW MASTER PLANNED COMMUNITY



LEDGE ROCK CENTER INTERSTATE 25 & HIGHWAY 60 JOHNSTOWN, COLORADO

COMMERCIAL LAND FOR SALE IN NEW MASTER PLANNED COMMUNITY

Ledge Rock is a new mixed use development on the southeast side of I-25 in Johnstown. Seven acres is currently available that is well suited for a hotel or senior housing development. It's well positioned off Highway 60 within the master planned community that will contain new single family homes, apartments and retail space. PLEASE CONTACT THE LISTING BROKER FOR NEW DETAILS.



JOHNSTOWN AREA **REGIONAL GROWTH**

NORTHERN FRONT RANGE CORRIDOR

The I-25 and Highway 60 interchange is located 28 miles north of the Denver Metropolitan area. It is in the center of an area sometimes referred to as the Northern Front Range Corridor. This corridor is a transitional area between the rolling eastern plains to the east and the Rocky Mountains to the west. Major cities include Loveland (7 miles), Greeley (20 miles), Fort Collins (17 miles), Longmont (15 miles), Boulder (33 miles) and the northern suburbs of Denver. Numerous smaller communities surround the area. A population of over 400,000 resides within 20 miles of this corridor and the total population within a 40-mile radius is more than one million with an average household income of more than \$41,000 annually.

Interstate 25 is now rated by the Colorado Department of Transportation as the busiest highway in the state. Local media have reported that the current traffic count on I-25 between Longmont and Fort Collins is approximately 68,000 vehicles per day, or almost 25 million a year. The Northern Front Range corridor has a full interchange at I-25 (Exit 252). The number of vehicles using this interchange is reported to be 10,000 per day. Driving time from this interchange to downtown Denver is only about 45 minutes. Denver International Airport is also about 35 minutes away via E-470.

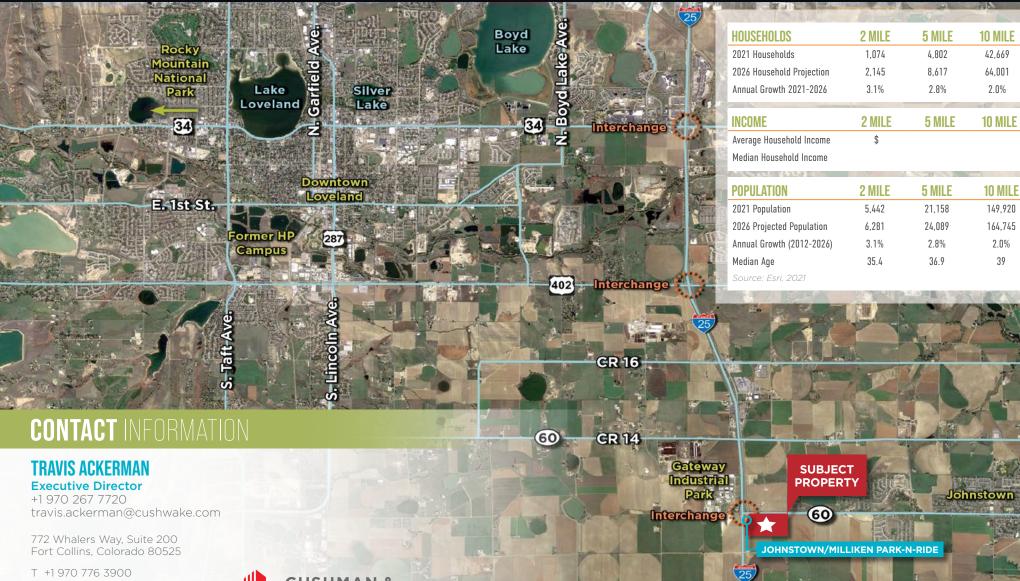
Johnstown is a pleasant rural community with a current population of approximately 9,000. The downtown Johnstown area is three miles from the Gateway Center. The town of Johnstown and the surrounding area is at the heart of one of the nation's great scenic and recreational areas.

SOURCE: I-25GATEWAYCENTER.COM





LEDGE ROCK CENTER INTERSTATE 25 & HIGHWAY 60 | JOHNSTOWN, COLORADO



F +1 970 267 7419 cushmanwakefield.com



© 2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.