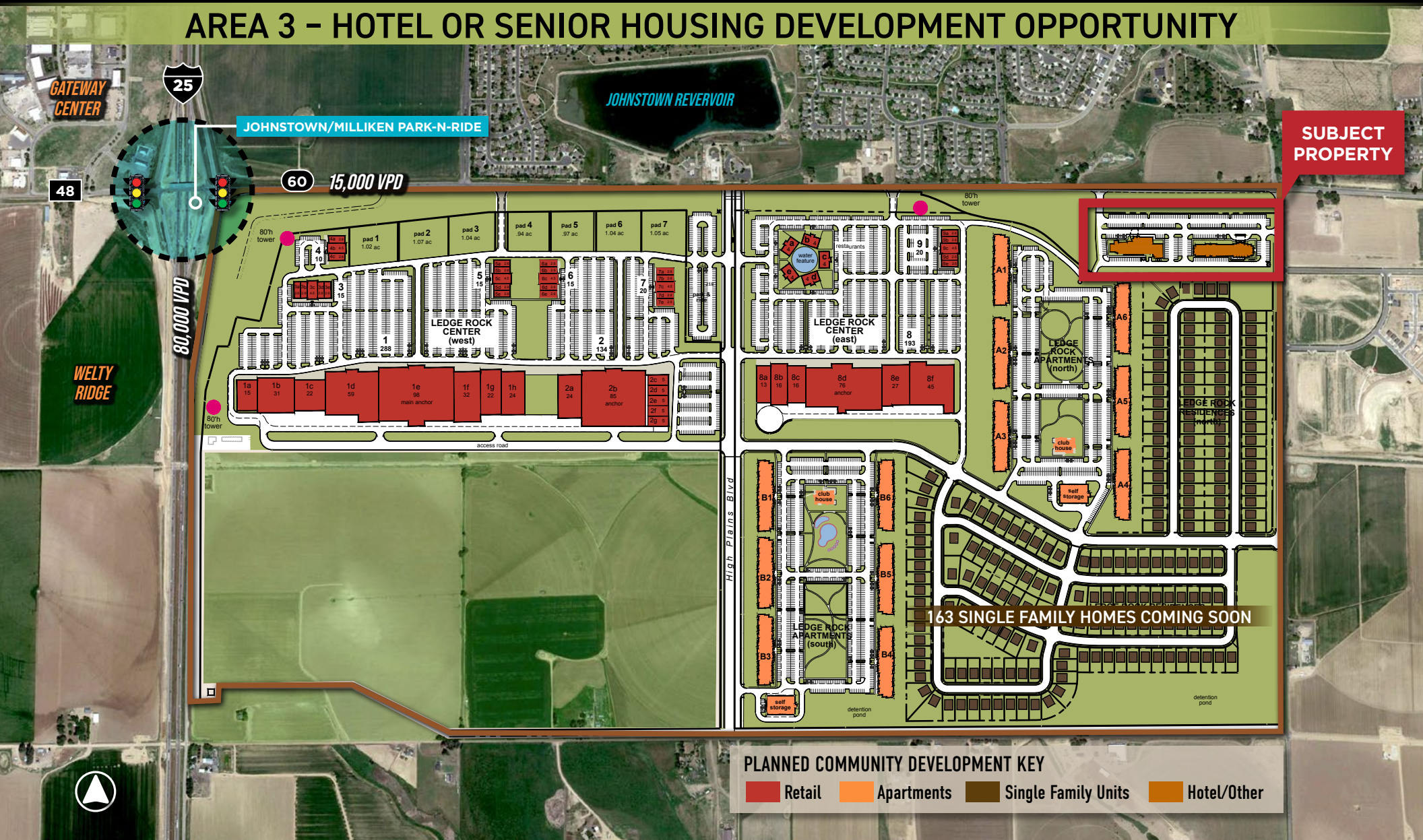


LEDGE ROCK CENTER

INTERSTATE 25 & HIGHWAY 60 | JOHNSTOWN, COLORADO

COMMERCIAL LAND FOR SALE IN NEW MASTER PLANNED COMMUNITY

AREA 3 - HOTEL OR SENIOR HOUSING DEVELOPMENT OPPORTUNITY



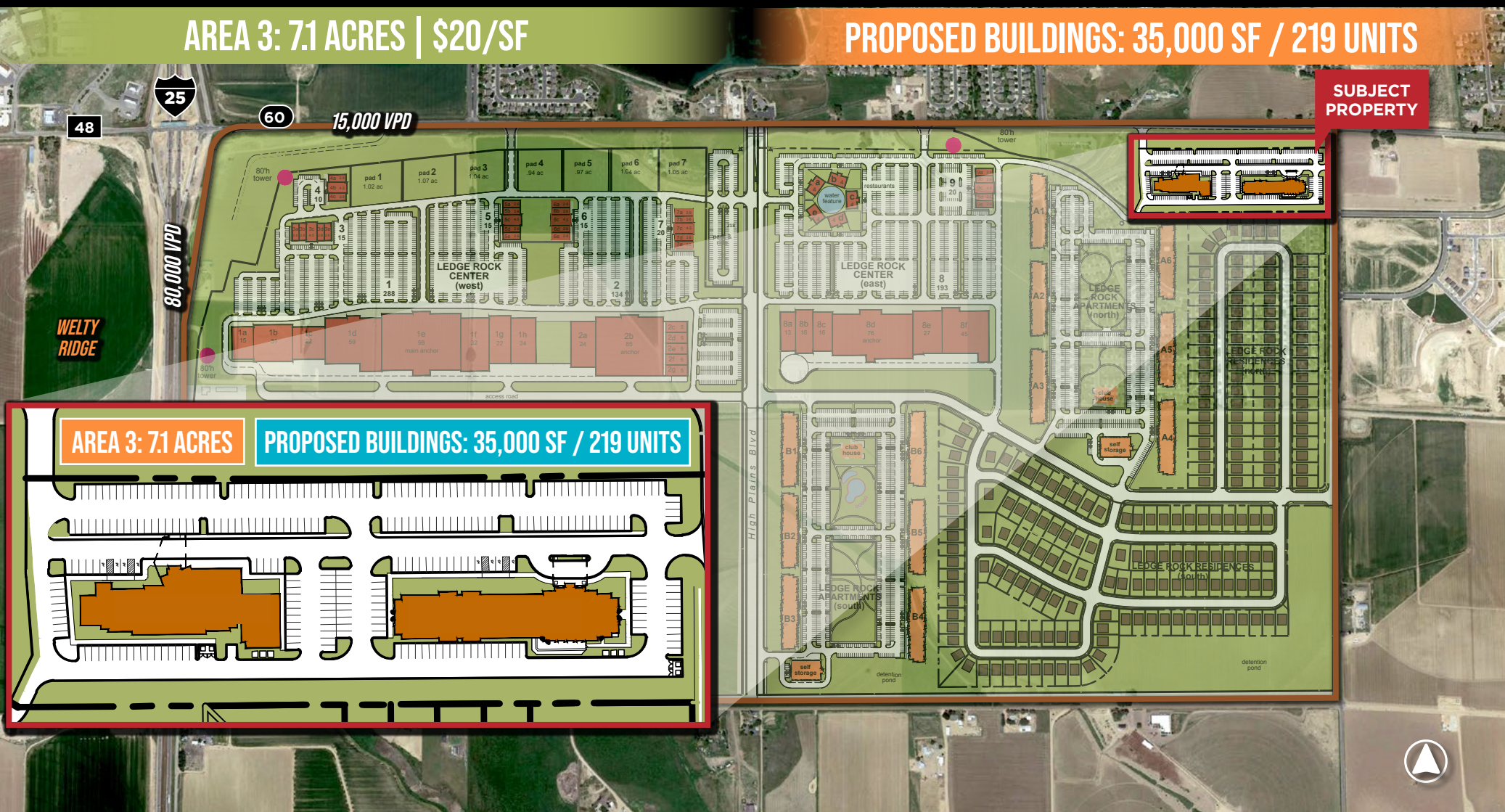
INTERSTATE 25 & HIGHWAY 60 | JOHNSTOWN, COLORADO

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.

PROPOSED BUILDINGS: 35,000 SF / 219 UNITS

**SUBJECT
PROPERTY**

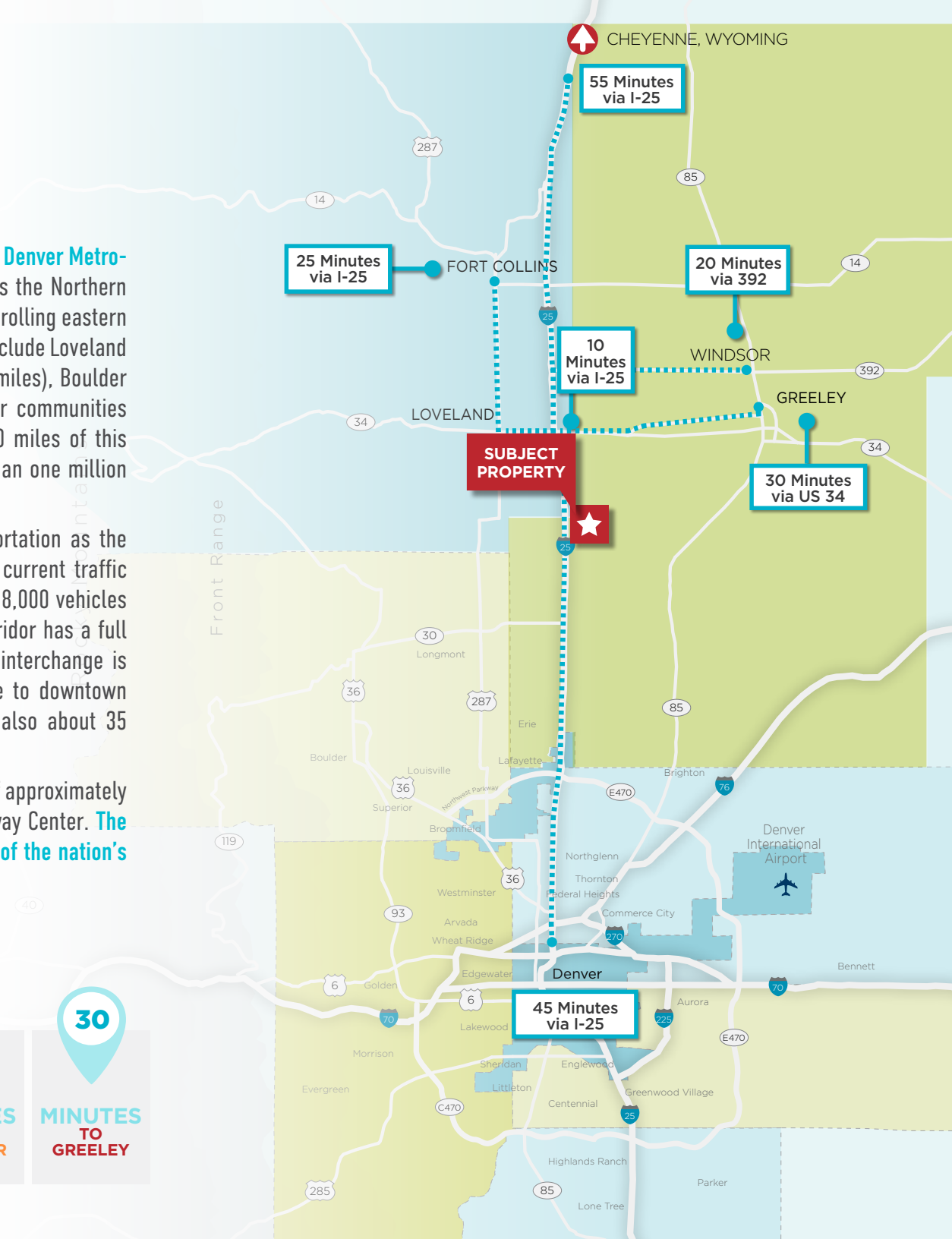


NORTHERN FRONT RANGE CORRIDOR

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.**

10	45	25	55	20	30
MINUTES TO I-25 & HWY 34	MINUTES TO DENVER	MINUTES TO FORT COLLINS	MINUTES TO CHEYENNE	MINUTES TO WINDSOR	MINUTES TO GREELEY



LEDGE ROCK CENTER

INTERSTATE 25 & HIGHWAY 60 | JOHNSTOWN, COLORADO

