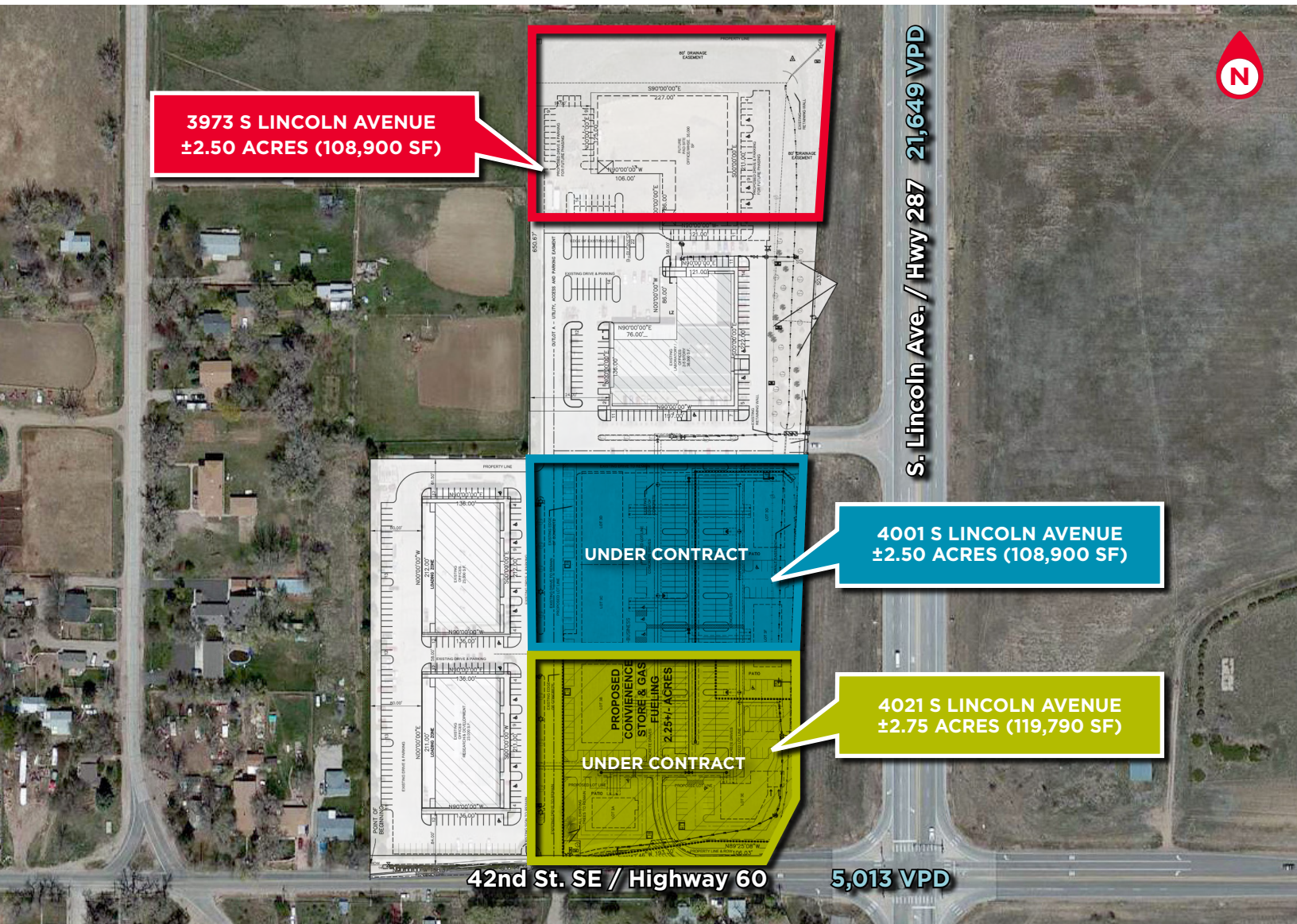


LOVELAND TECH PARK

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 Under Contract	4021 Under Contract
\$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

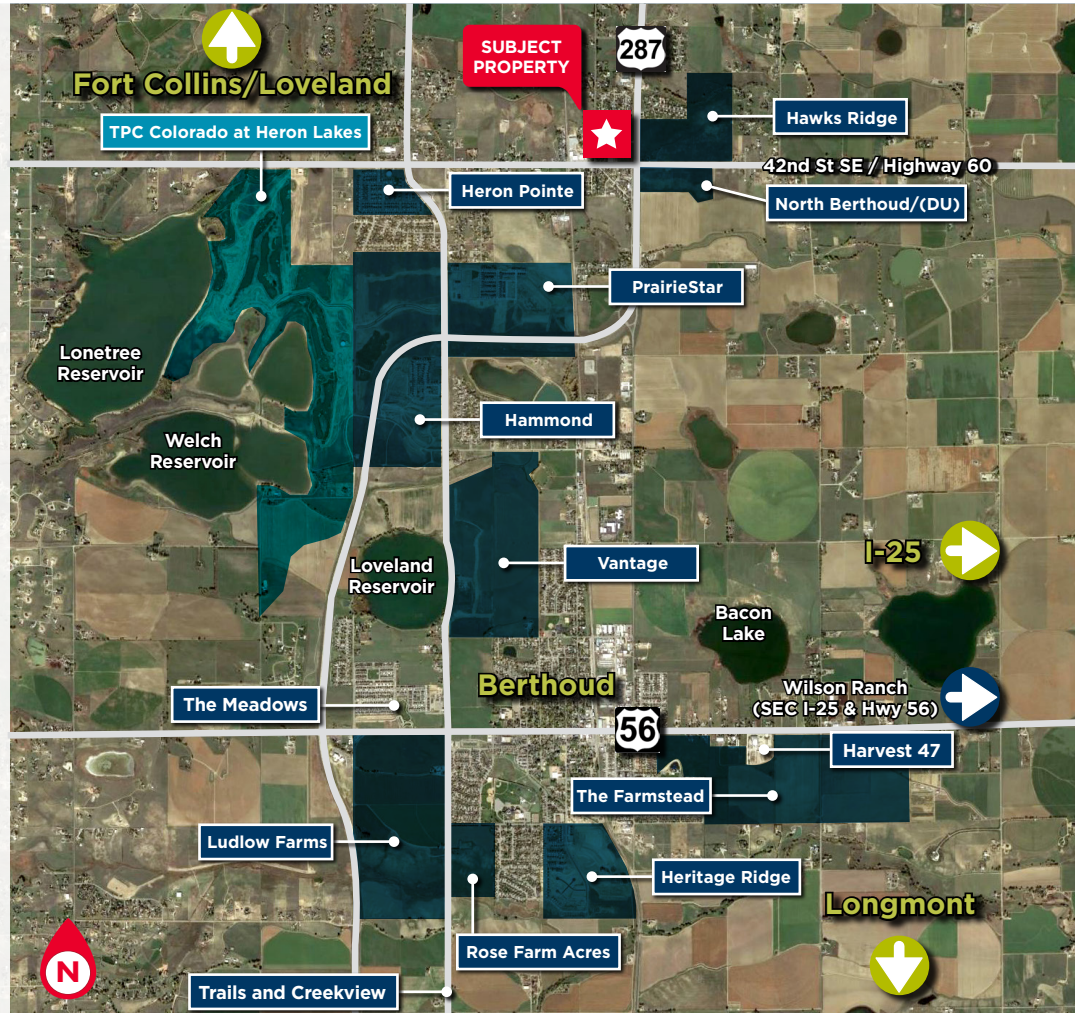
317 Residential Units Built-Out & 930 Future Lots

VANTAGE

225 Residential Units Built-Out & 385 Future Lots

WILSON RANCH

4,000 Residential units (approved)



POPULATION

	2 Mile	5 Mile	10 Mile
2024 Population (Pop.)	9,704	61,968	150,657
2029 Projected Pop.	10,444	66,034	170,572
Annual Growth ('24-'29)	1.5%	1.1%	1.6%

Source: CoStar, 2024

HOUSEHOLDS

	2 Mile	5 Mile	10 Mile
2024 Households (HH)	3,839	25,934	62,779
2029 Projected HH's	4,140	27,445	67,716
Average HH Income	\$114,307	\$96,652	\$112,831

Source: CoStar, 2024

For more information, please contact:

JARED GOODMAN, CCIM, SIOR
Managing Director

+1 970 690 4227

jared.goodman@cushwake.com

ANNE SPRY
Senior Associate

+1 970 690 0167

anne.spry@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, Colorado 80525

T +1 970 776 3900

cushmanwakefield.com