

# WELTY RIDGE

## JOHNSTOWN, COLORADO

Southwest Corner of I-25 and Highway 60

MASTER PLANNED COMMUNITY  
RESIDENTIAL, COMMERCIAL & INDUSTRIAL LAND



# PROPERTY OVERVIEW

Welcome to Welty Ridge—a master-planned development perfectly situated next to the new Buc-ee's, right off I-25 and Highway 60. This thoughtfully zoned area is primed for a mix of retail, industrial, multifamily, and single-family projects, making it an adaptable and exciting gateway to Johnstown, one of Colorado's fastest-growing cities. The Town of Johnstown is all set to provide utilities to the site, with water and sewer lines to be extended across I-25 for seamless connections. The property developer will have access to Metro District financing. Seller financing is available.



## SALE PRICE:

Contact Broker  
(Seller Financing Available)



## TOTAL LAND SIZE:

Approx. 106 acres



## UTILITIES:

Water: Town of Johnstown  
Sewer: Town of Johnstown  
Electric: Poudre Valley REA  
Gas: Xcel



## ENTITLEMENTS:

Annexed and zoned with  
Town of Johnstown  
[Link for Final Development Plan](#)  
[Link for Town of Johnstown Fees](#)



## METRO DISTRICTS:

2 - [Link for MD Docs](#)



## TOTAL MILL LEVY:

178

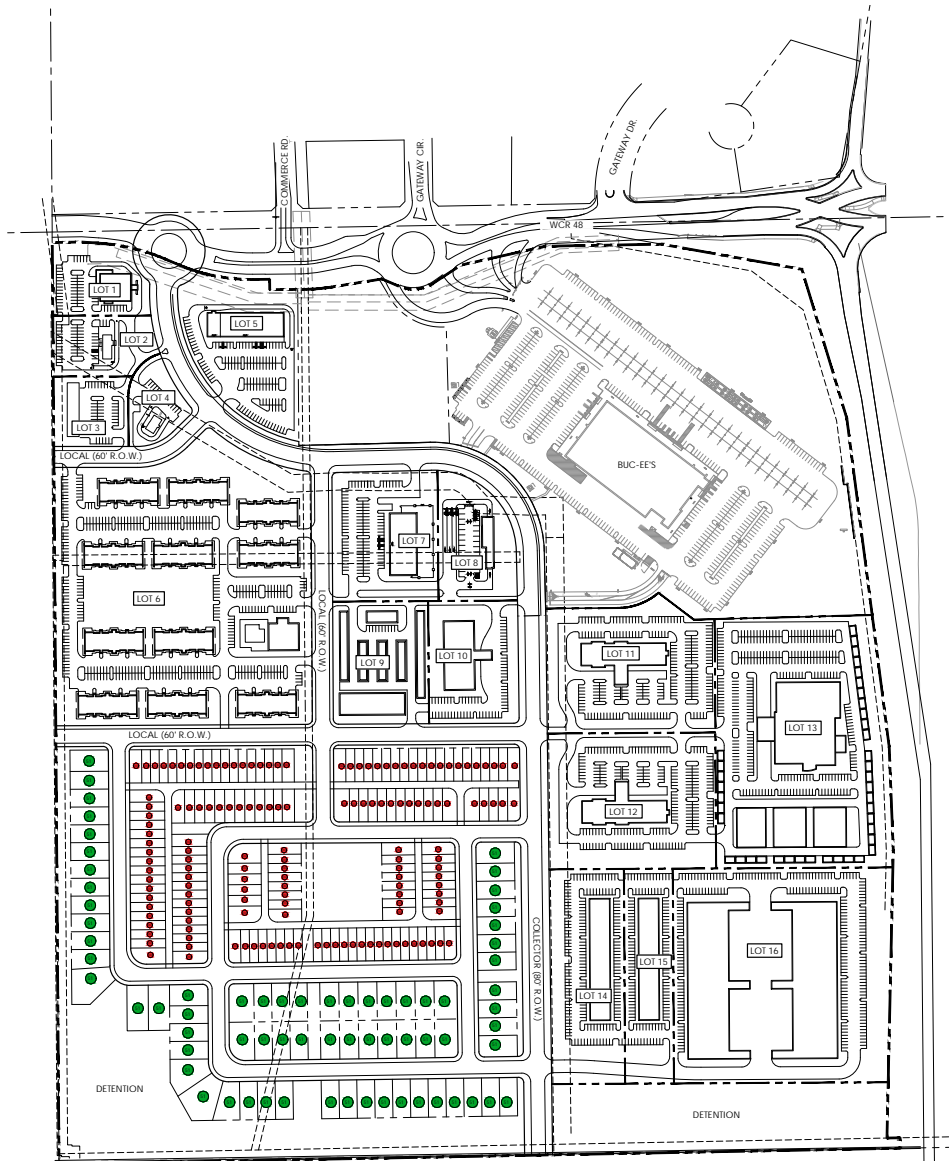




# APPROVED ZONING



# YIELD ANALYSIS



Land Development Summary						
Lot #	Zoning	Land Use Classification	Land Use Designation	Acres	Sq. Ft.	# of Residential Units
1	MU-2	Bank	Principal Permitted Use	1.2	7,000	
2	MU-2	Fast Food with Drive Thru	Principal Permitted Use	1.1	2,500	
3	MU-2	Service Station	Principal Permitted Use	1.0	6,000	
4	MU-2	Coffee Shop	Principal Permitted Use	0.7	1,300	
5	MU-2	In-Line Retail	Principal Permitted Use	2.1	15,500	
6	MU-2	Multi-Family	Principal Permitted Use	12.9		220
7	MU-2	Child Care Facility	Principal Permitted Use	2.6	15,000	
8	MU-2	Car Wash	Principal Permitted Use	1.7	4,800	
9	MU-2	Mini-Storage	Conditional Use	2.2	35,250	
10	MU-2	Medical Office Building	Principal Permitted Use	2.1	19,500	
11	MU-1	Hotel	Principal Permitted Use	4.0	19,000	
12	EMP	Hotel	Principal Permitted Use	4.3	19,000	
13	MU-1/EMP	Car Dealership (4 Repair Bays or Less)	Principal Permitted Use	8.1	48,000	
14	EMP	Warehouse & Distribution	Principal Permitted Use	3.0	21,000	
15	EMP	Warehouse & Distribution	Principal Permitted Use	2.0	21,000	
16	EMP	Warehouse & Distribution	Principal Permitted Use	8.8	121,500	
Various	R-M	Single Family Attached/Detached	Principal Permitted Use	36.2		222

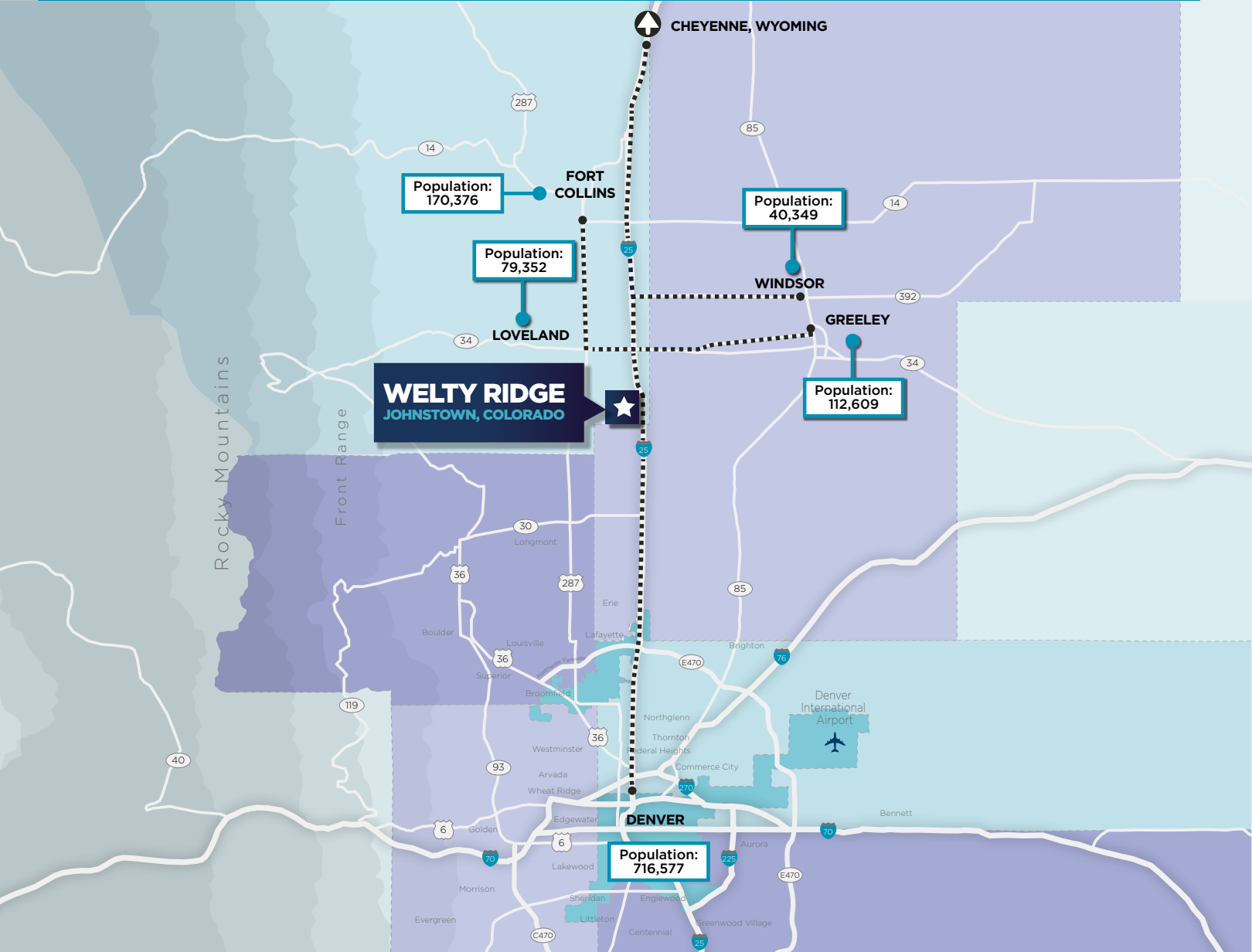


# LOT SIZES

	TOTAL SIZE
<b>LOTS 1-5</b> Mixed Use	7.064 Acres (307,703 SF)
<b>LOT 6</b> Mixed Use – Proposed Multifamily	12.027 Acres (523,915 SF)
<b>LOTS 7-10</b> Mixed Use	8.077 Acres (351,819 SF)
<b>LOTS 11-16</b> Employment	26.465 Acres (1,152,813 SF)
	TOTAL SIZE
<b>TRACT A</b> Residential	35.938 Acres <i>Based on 222 units (153 attached and 69 detached)</i>

# REGIONAL MAP

CENTER OF NORTHERN COLORADO WITH DIRECT ACCESS TO DENVER METRO



MINUTES  
TO  
I-25 &  
HWY 34



MINUTES  
TO  
DENVER



MINUTES  
TO  
CHEYENNE



MINUTES  
TO  
WINDSOR



MINUTES  
TO  
FORT COLLINS

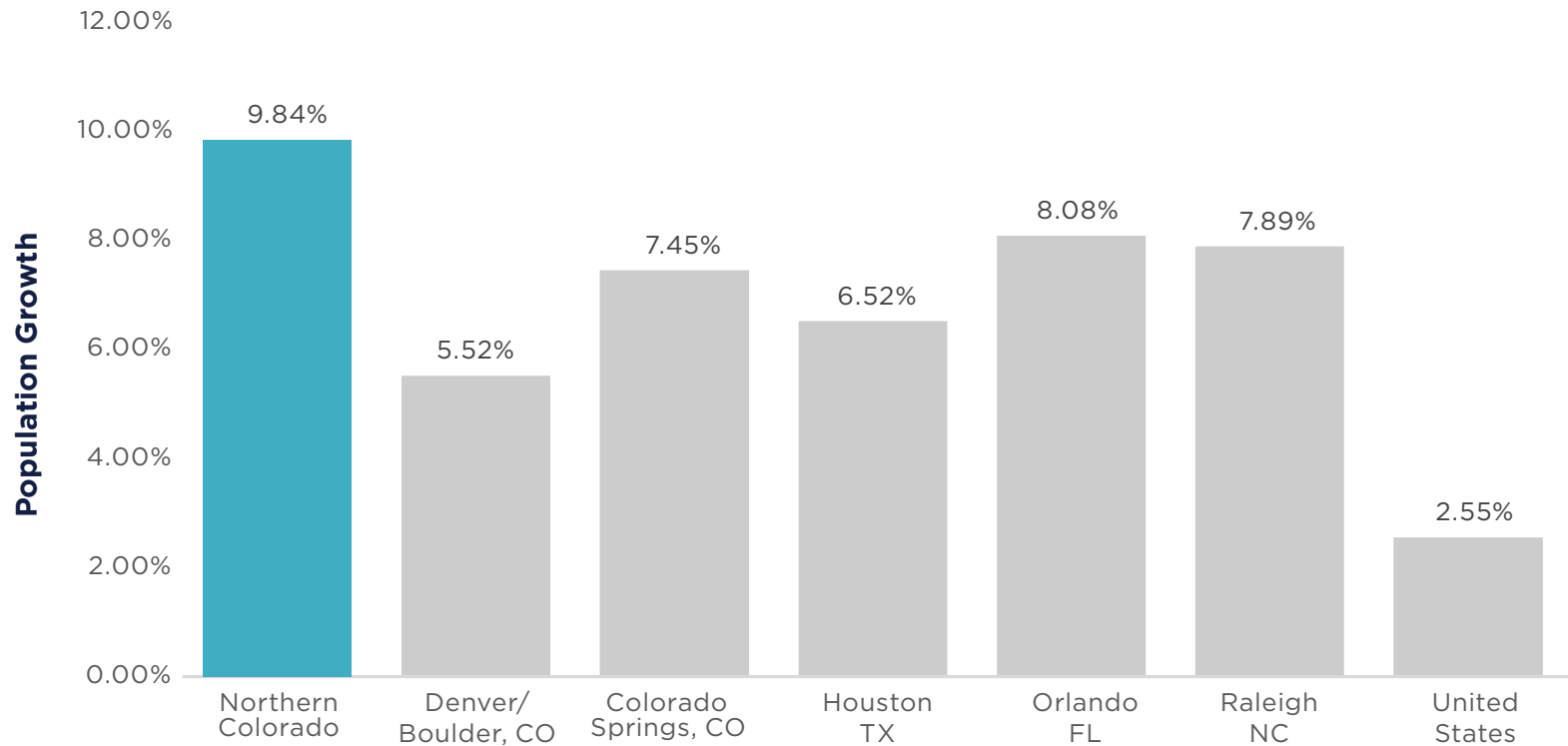


MINUTES  
TO  
GREELEY

# NORTHERN COLORADO FASTEST GROWING POPULATION

One of the fastest-growing metros in the U.S., Northern Colorado's current population of 741,100 is forecasted to add nearly 73,000 residents in the next five years, at a growth rate that is more than triple the national average.

## NORTHERN COLORADO POPULATION GROWTH PROJECTIONS 2024-2029





Source: Colorado State Demography Office; Moody's Analytics

# THRIVING HUB FOR TECH, BIOTECH AND MANUFACTURING

Centrally located in Northern Colorado with proximity to employment centers including Fort Collins, Loveland, and Greeley, the Property is at the epicenter of an emerging hub for tech, biotech, and advanced manufacturing.

The region's diversified economy is home to Fortune 500 corporations such as Intel, Hewlett Packard, Broadcom, and Agilent Technologies.

## MAJOR EMPLOYERS IN NORTHERN COLORADO

 <b>ADVANCED ENERGY</b> Energy/Manufacturing Fort Collins	 <b>AGILENT TECHNOLOGIES</b> Technology Loveland	 <b>ANHEUSER-BUSCH</b> Manufacturing/Beverage Fort Collins	 <b>BANNER HEALTH</b> Healthcare Greeley, Loveland	 <b>BROADCOM</b> Technology/Manufacturing Fort Collins	 <b>CHEVRON (NOBLE ENERGY)</b> Energy Greeley
 <b>COLORADO STATE UNIVERSITY</b> Higher Education/Research Fort Collins	 <b>CONSTANT CONTACT</b> Technology Loveland	 <b>HACH COMPANY</b> Manufacturing Loveland	 <b>HALLIBURTON</b> Energy Fort Lupton	 <b>HESKA CORPORATION</b> Biotechnology Loveland	 <b>HEWLETT PACKARD ENTERPRISE</b> Technology Fort Collins
 <b>INTEL</b> Technology Fort Collins	 <b>NOOSA</b> Manufacturing/Food Fort Collins	 <b>NORDSON MEDICAL</b> Biotechnology Loveland	 <b>OCCIDENTAL PETROLEUM (ANDARKO PETROLEUM)</b> Energy Fort Lupton	 <b>OTTERBOX</b> Technology/Manufacturing Fort Collins	 <b>SELECT ENERGY SERVICES</b> Energy Greeley
 <b>TOLMAR</b> Biotechnology Fort Collins	 <b>UNIVERSITY OF COLORADO HEALTH</b> Healthcare Fort Collins	 <b>UNIVERSITY OF NORTHERN COLORADO</b> Higher Education/Research Greeley	 <b>VESTAS</b> Manufacturing Fort Collins	 <b>WATERPIK</b> Manufacturing Fort Collins	 <b>WOODWARD</b> Manufacturing/Aerospace Fort Collins



# JOHNSTOWN OVERVIEW

## NATIONAL LEADER IN JOB & POPULATION GROWTH

One of the fastest-growing metros in the U.S., Northern Colorado's population is forecasted to add nearly 73,000 residents over the next five years, at a growth rate that is more than triple the national average. A projected job growth rate of 8.5% over the same time period outpaces all other Colorado metro areas and most other U.S. metros.

## JOHNSTOWN - A GROWING HUB

Today, Johnstown stands as a burgeoning center of retail and commercial advancement. The town is strategically positioned in Northern Colorado, making it an attractive location for businesses and developers. New retail centers, commercial enterprises, and housing developments are springing up, fueling economic growth and providing ample opportunities for residents and newcomers alike.

Johnstown is one of the fastest growing and most sought-after towns in Northern Colorado, boasting an average household income of \$151,725 and average home sale price of \$590,300.

## COMMITMENT TO COMMUNITY

Johnstown is a community-oriented town where the well-being of residents is a top priority. This commitment is evident in the town's efforts to maintain a high quality of life through well-planned infrastructure, recreational facilities, and community programs. The local government works tirelessly to ensure that the needs and concerns of its citizens are met, fostering an environment where everyone feels valued and heard.

Source: <https://johnstownco.gov/>

## JOHNSTOWN DEMOGRAPHIC



**20,519**  
POPULATION



**37.2**  
MEDIAN AGE



**7,447**  
HOUSEHOLDS



**\$123,790**  
MEDIAN HOUSEHOLD INCOME



**415**  
TOTAL BUSINESSES



**12,139**  
FUTURE LOTS

Source: Esri, 2024

# NEARBY RESIDENTIAL DEVELOPMENT



Johnstown, Colorado is experiencing significant residential growth particularly around I-25 and Highway 60. Most of the land east of Welty Ridge is zoned R-1 Single Family Neighborhood or PD Planned Unit Development to allow flexibility for the numerous new residential and commercial developments. Over 12,000 lots are planned within the Town of Johnstown.



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## JOHNSTOWN, COLORADO

Southwest Corner of I-25 & Highway 60



### CONTACT

**TRAVIS ACKERMAN**

+1 970 267 7720

[travis.ackerman@cushwake.com](mailto:travis.ackerman@cushwake.com)

**MATT HASKELL**

+1 970 690 1690

[mhaskell@urealtyinc.com](mailto:mhaskell@urealtyinc.com)

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