

FOR SALE

GADDIS FARM

18547 COUNTY ROAD 13, JOHNSTOWN, CO

40



13

311.45 Acres | \$14,000,000
Includes Substantial Water Rights



**CUSHMAN &
WAKEFIELD**



UREALTY COMMERCIAL



PROPERTY OVERVIEW

Gaddis Farm presents a rare opportunity to acquire approximately 311.45 acres of highly desirable agricultural and investment land in the growing Northern Colorado market. Located at 18547 County Road 13, Johnstown, Colorado, this expansive property consists of three contiguous parcels being offered together, creating a large-scale holding with exceptional utility and long-term potential. The property is enhanced by valuable water assets, including 85 Colorado-Big Thompson (CBT) units, 3 shares of Highland Ditch Company stock, 8 shares of Farmers Extension Ditch, and access to the Akers Tarr Reservoir, which provides additional irrigation capacity during strong water years. With two Little Thompson water taps and a strategic location near major growth corridors, Gaddis Farm offers a unique combination of agricultural productivity, water resources, and future value potential.

Offered at: \$14,000,000 | 311.45 Acres | Johnstown, Colorado

PROPERTY HIGHLIGHTS

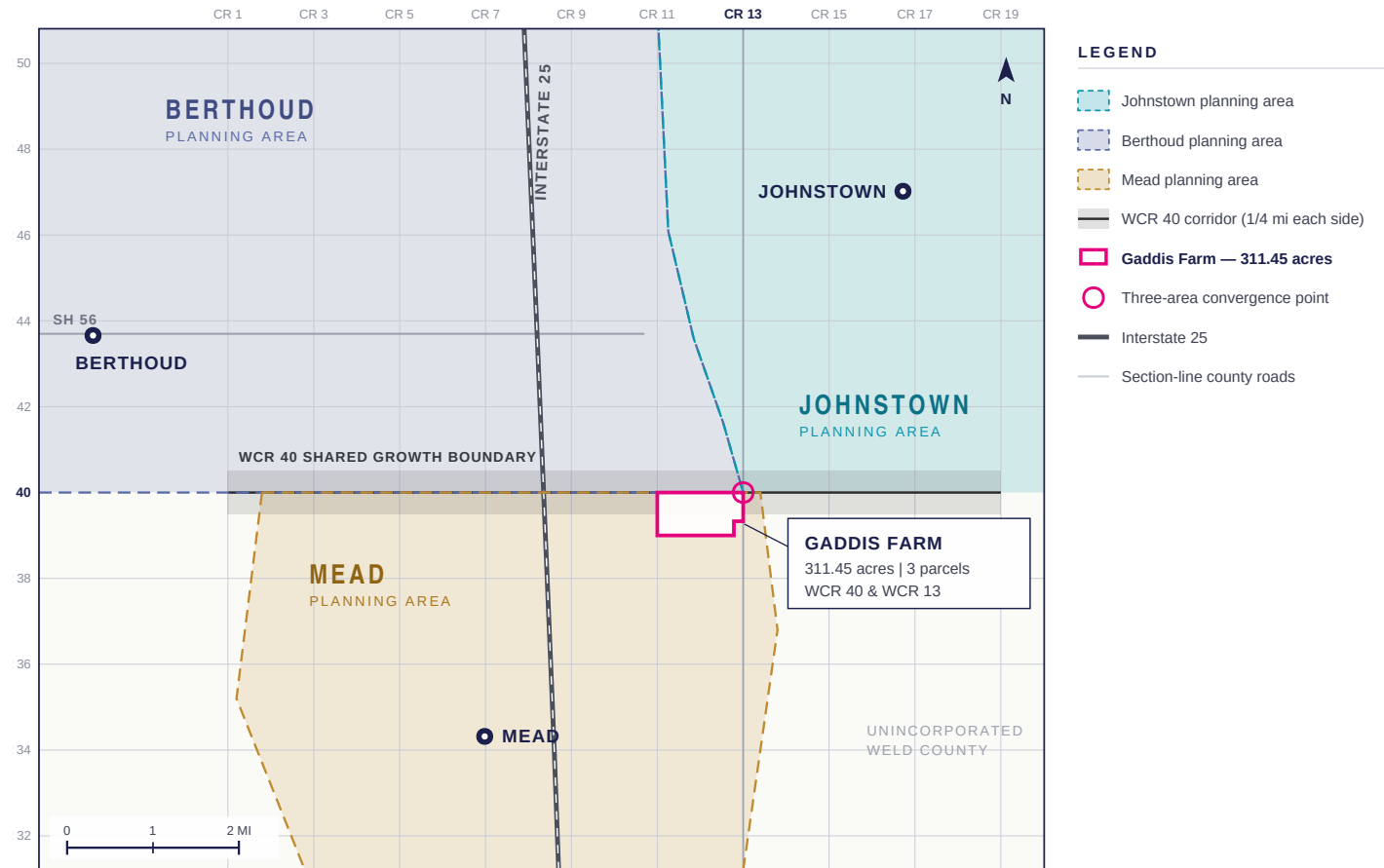
Sale Price	\$14,000,000
Total Land Size	311.45 Acres
Water Taps	2 - Little Thompson
Zoning	AG (Agricultural Zoning) Weld County Zone Districts
Site Survey	Click to View Survey
Colorado - Big Thompson	85 units of Colorado-Big Thompson (CBT) Project Water included
Highland Ditch Company	3 shares of Capital Stock included
Farmers Extension Ditch	8 Shares of Farmers Extension Ditch included
Akers Tarr Reservoir	Akers Tarr Reservoir provides additional value and utility to the property. The reservoir supports irrigation operations and can be filled to state-approved levels during strong water years, offering a valuable water resource for agricultural use.
Parcel Numbers	106136000028, 106136000067, 106136000066

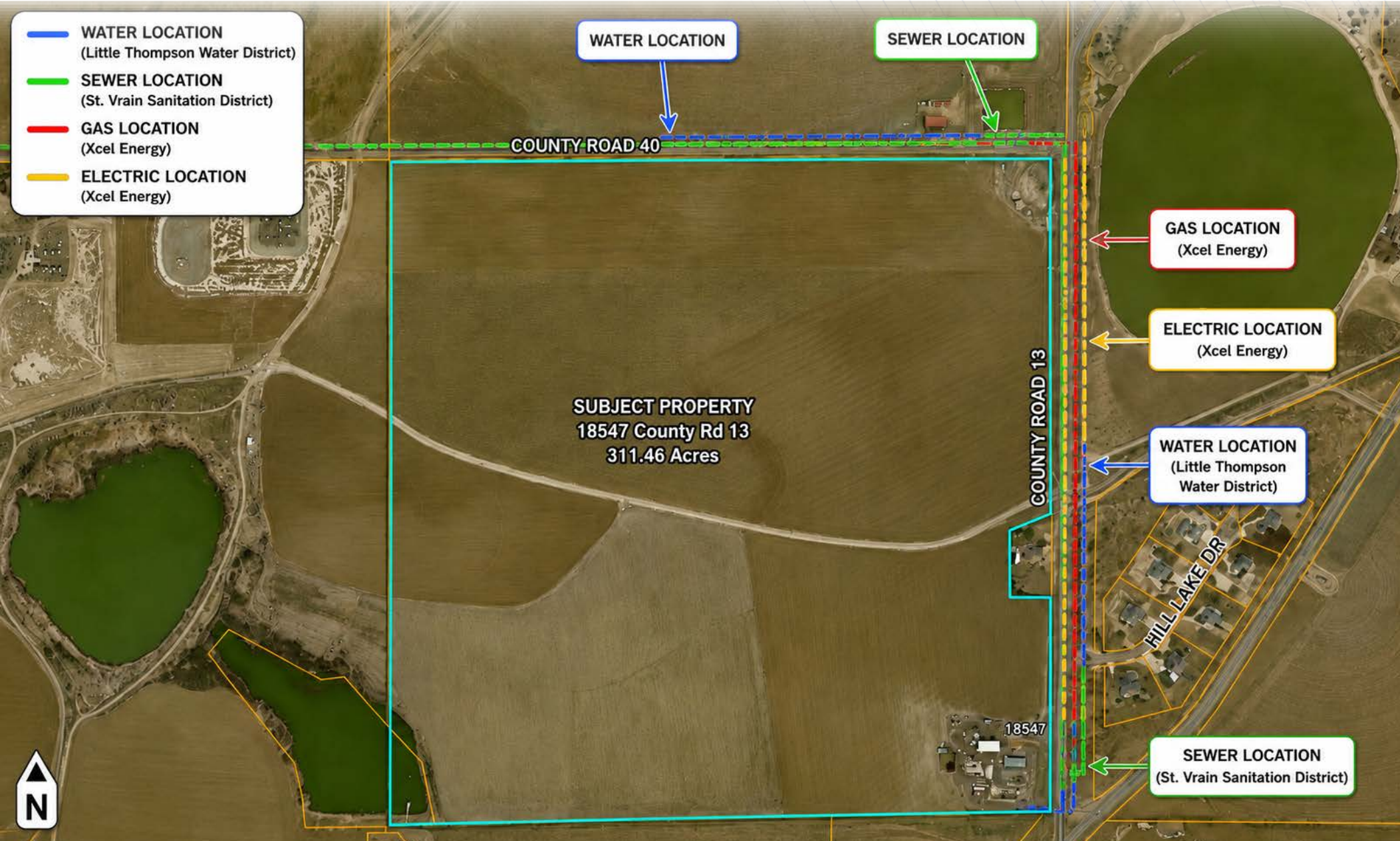
Pricing Breakdown	
3 shares of Highland Ditch:	\$2,325,000 (\$775,000/share)
85 Units of CBT:	\$5,185,000 (\$61,000/unit)
8 Share of Farmers Ext.:	\$250,000
Total Water Value:	\$7,760,000
Total Land Value:	\$6,240,000 (±\$20,000/acre)

Entitled Lots Pro Forma	
Acreage Gross:	311 acres
Estimated Net Acreage for Residential:	270 acres
Number of Residential Lots:	945 units
Dwelling Units Per Acre:	3.5 DU/AC
“Paper Lot” Value Per Lot:	\$20,000
Estimated Total Project Value (Entitled):	\$18,900,000
Water Value:	\$7,760,000
Total Water Value:	\$7,760,000
Fully Entitled “Pro Forma” Value:	\$26,650,000
Potential Developer Profit:	\$12,660,000
<i>The projected sales price assumes a buyer completes the entitlement process independently and reflects the estimated value the lots may achieve upon entitlement.</i>	

PLANNING AREAS

The property is strategically located along the Weld County Road 40 corridor at the convergence of the Berthoud, Johnstown, and Mead growth areas. In 2025, Berthoud and Mead formalized an intergovernmental agreement establishing a shared growth boundary and framework for coordinated long-term planning, development review, and infrastructure considerations within the corridor. This regional collaboration highlights the area's significance as a future growth corridor and enhances the property's long-term development potential.





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 2026 DEMOGRAPHICS



24,714
POPULATION



36.8
MEDIAN AGE



8,950
HOUSEHOLDS



\$166,586
AVERAGE HOUSEHOLD INCOME



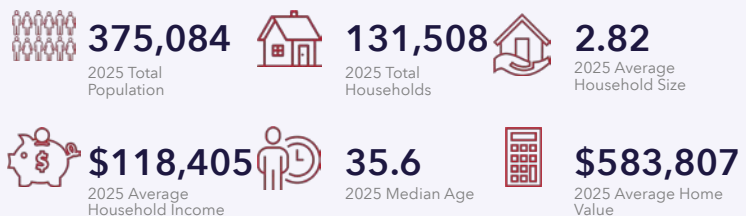
415
TOTAL BUSINESSES



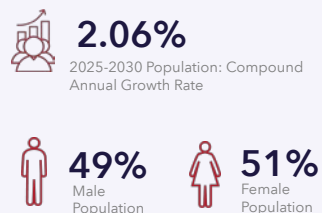
12,139
FUTURE LOTS

WELD COUNTY DEMOGRAPHICS

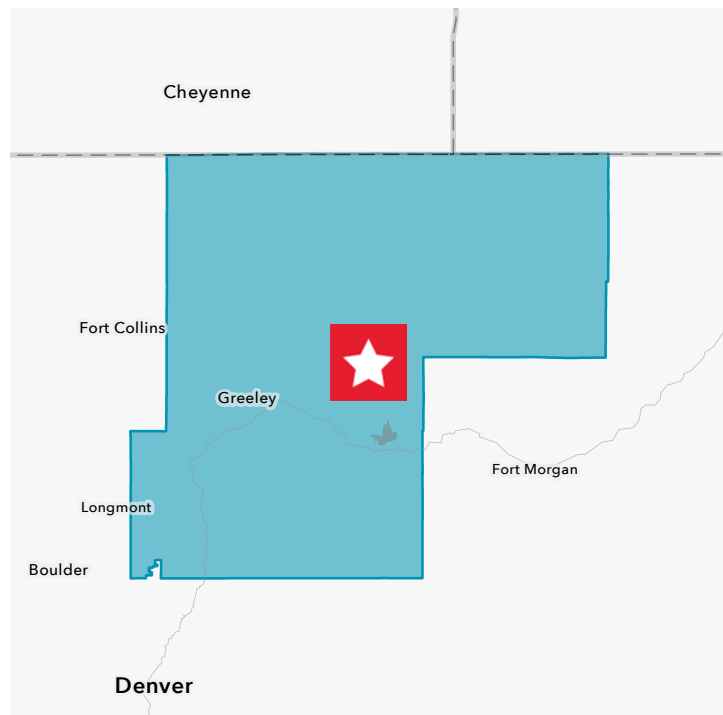
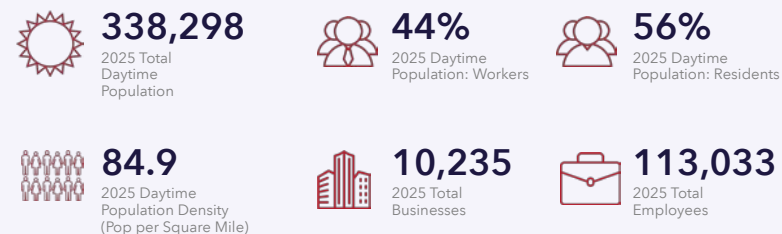
HOUSEHOLDS



POPULATION



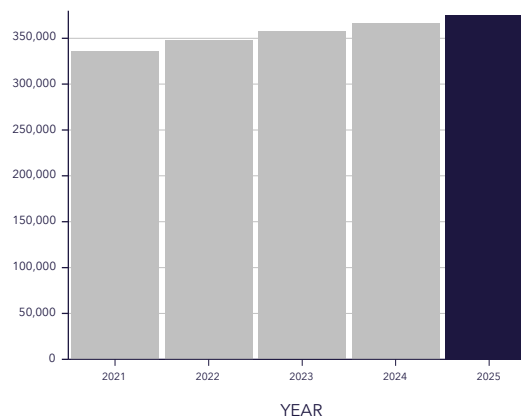
EMPLOYMENT



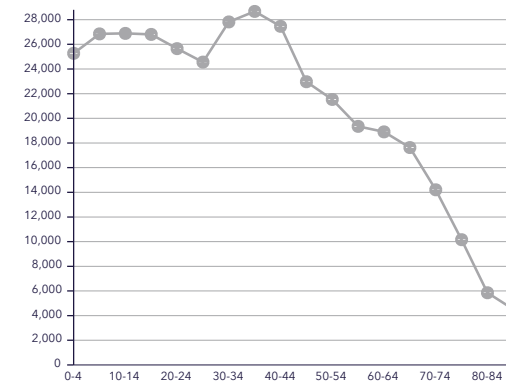
EDUCATIONAL ATTAINMENT



POPULATION TIME SERIES 2021-2025



POPULATION BY AGE GROUP



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

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



SURROUNDING AMENITIES

311.45 AC FOR SALE

18547 COUNTY ROAD 13, JOHNSTOWN, CO

257

60

25

56

287

18547 CR 13

For more information, please contact:

TRAVIS ACKERMAN

Executive Managing Director

+1 970 267 7720

travis.ackerman@cushwake.com

MATT HASKELL

URC Broker/Owner

+1 970 690 1690

mhaskell@urealtyinc.com



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