



PAD SITES AVAILABLE | TERMS: NEGOTIABLE
High Traffic Counts Along Highway 34
Located Directly in the Path Between Loveland and Greeley

Property Highlights

- Minutes from Interstate 25 (84,464 ADT)
- Located directly west of Centerra in Loveland with convenient access to Windsor, Greeley and Fort Collins
- High growth trade area
- Located less than a half mile from Centerra's 3,000 acre master-planned community serving 16,400 daily workers per day
- Within walking distance to an adjacent 252 apartment home community and single-family subdivision

AVAILABILITIES

Lot	Acres
1275 Sculptor Drive	1.15 Acres
1320 Sculptor Drive	1.68 Acres
1330 Sculptor Drive	1.23 Acres
1350 Sculptor Drive	0.96 Acre
1380 Sculptor Drive	0.84 Acre
1377 Sculptor Drive	1.38 Acres
TBD Sculptor Drive	1.013 Acre



AVAILABLE

Van De Water Plaza

Sculptor Drive, Loveland, Colorado 80538



DEMOGRAPHICS

CoStar, 2024

	2 Miles	5 Miles	10 Miles
2024 Population	21,736	90,096	260,604
Daytime Population	16,400	49,122	110,704
2024 Households	9,348	37,766	102,724
Average HH Income	\$101,800	\$101,990	\$117,922
2029 Projected Population	9,957	40,056	111,526

For more information, please contact:

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