



TIMNATH RANCH

DEVELOPMENT LOTS FOR SALE

1-20 acres of improved development ground located just 5 minutes from I-25 along the growing Harmony Corridor. Timnath Ranch is Northern Colorado's newest business address with the perfect location.



Starbucks
Walmart
MURPHY USA
Wendy's
Chick-fil-A
Tostitos

GROOME
WSI
Smarter

TACO BELL
COSTCO WHOLESALE
SMILE DOCTORS
Fred's STEAKBURGERS
Pediatric Urgent Care

TIMNATH TOWN CENTER
Dunkin'
BACKWARD BIRD
Pizzeria Uno
uhealth
TIMNATH TRAIL
studio68 FITNESS

mill brothers
FORMA FURNITURE
IH HARTFORD HOMES
Ashcroft Pet Resort
RISKREMOVAL
NORTHWEST MULTIFAMILY INVESTMENTS
DEAN CONTRACTING
NOCO SERVICE

The Ridge at Harmony
LATHAM PARKWAY

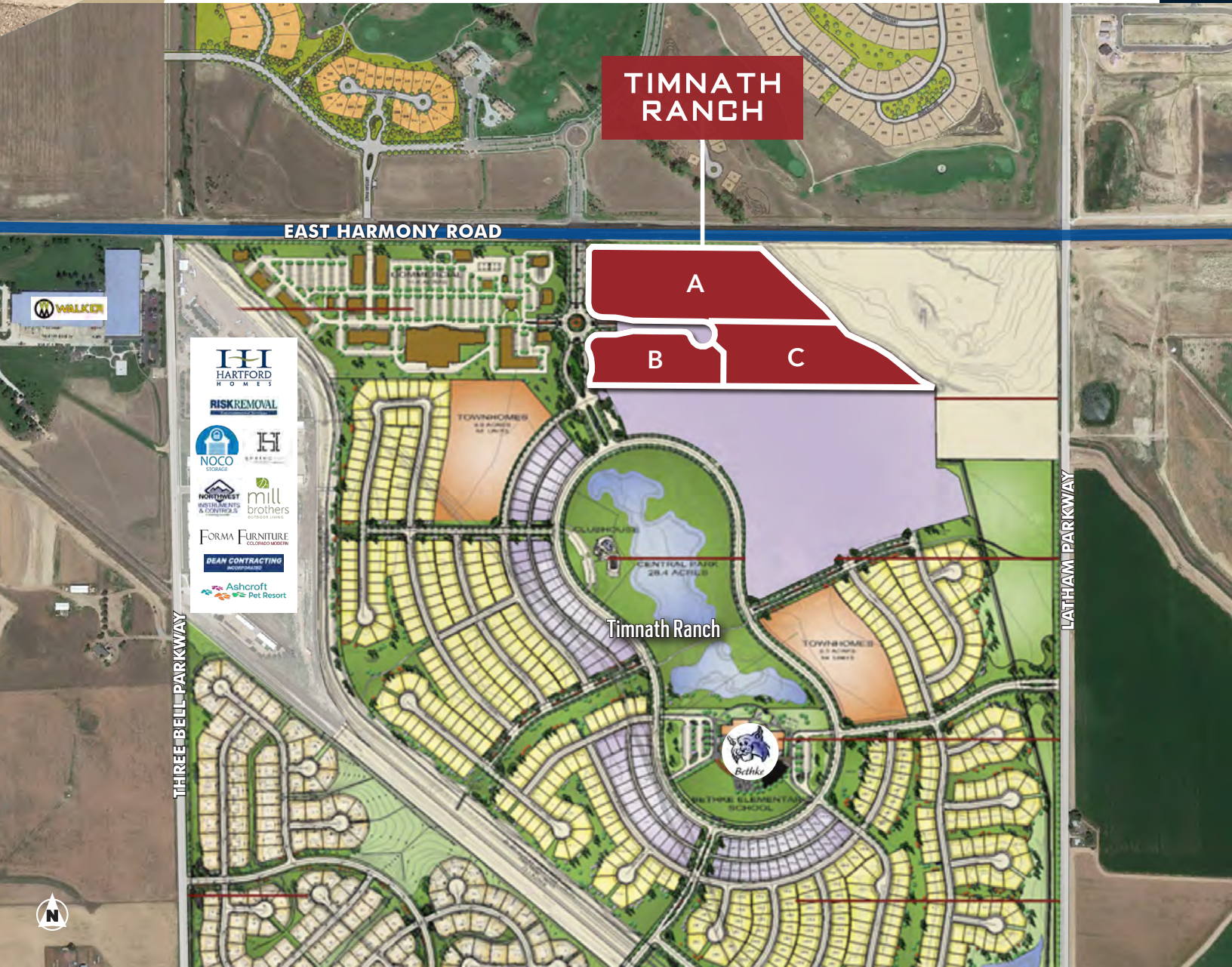
SiteOne

Colorado Youth OUTDOORS



COMMERCIAL LOTS AVAILABLE

LOT:	ACRES:	SQUARE FEET:	PRICE:	USE:
A	11.304 AC	492,408 SF	\$18.00 - \$20.00/SF	Retail
B	5.280 AC	230,025 SF	\$14.00 - \$16.00/SF	Retail/Commercial
C	8.338 AC	363,211 SF	\$8.00 - 12.00/SF	Commercial



AREA OVERVIEW



71,876 Vehicles Per Day

37,600 Vehicles Per Day

86,100 Vehicles Per Day

1,400 FUTURE UNITS

TIMNATH RANCH

Businesses and Landmarks shown include: Walmart, Starbucks, Chick-fil-A, Wendy's, Les Schwab, studio68, uchealth, WALKER, mill brothers, Living Rock Church, Colorado State, Harmony Club, The Ridge at Harmony, PUBLIC MARKET, Timnath Landing, Timnath Ranch, FORMA FURNITURE, DEAN CONTRACTING, RISKREMOVAL, SIMPLOT, NOCO, Ashcroft Pet Resort, and many others.

TIMNATH, COLORADO

Strategically located between Denver and Cheyenne, TIMNATH is the ideal place to work, shop, play and live in Northern Colorado

It was only a short time ago that Timnath was the size of a small neighborhood with a charming Main Street and a population of 230. With Fort Collins to the west, Windsor to the south, and Loveland and Greeley nearby, Timnath is a great location for businesses of all types. In the next 20 years, the Town of Timnath is projected to grow by 27 square miles, while adding 20,000 new residents.

Timnath Ranked **#1** 2020 Best Place to Live In Larimer County - *Niche.com*

OFFERING HIGHLIGHTS

- Located near a primary interchange between major cities, shopping and event centers
- Excellent location for residents traveling to and from I-25 on Harmony Road
- Adjacent to Harmony Golf Club and community
- 8,000 new and planned homes in the immediate vicinity





DEMOGRAPHICS

Estimated Population

5 Mile	73,085
10 Miles	282,742
15 Miles	474,277

Estimated Households

5 Mile	26,145
10 Miles	110,529
15 Miles	182,606

Average Household Income

5 Mile	\$122,456
10 Miles	\$97,133
15 Miles	\$95,329

- ESRI 2020

AREA DRIVE TIMES

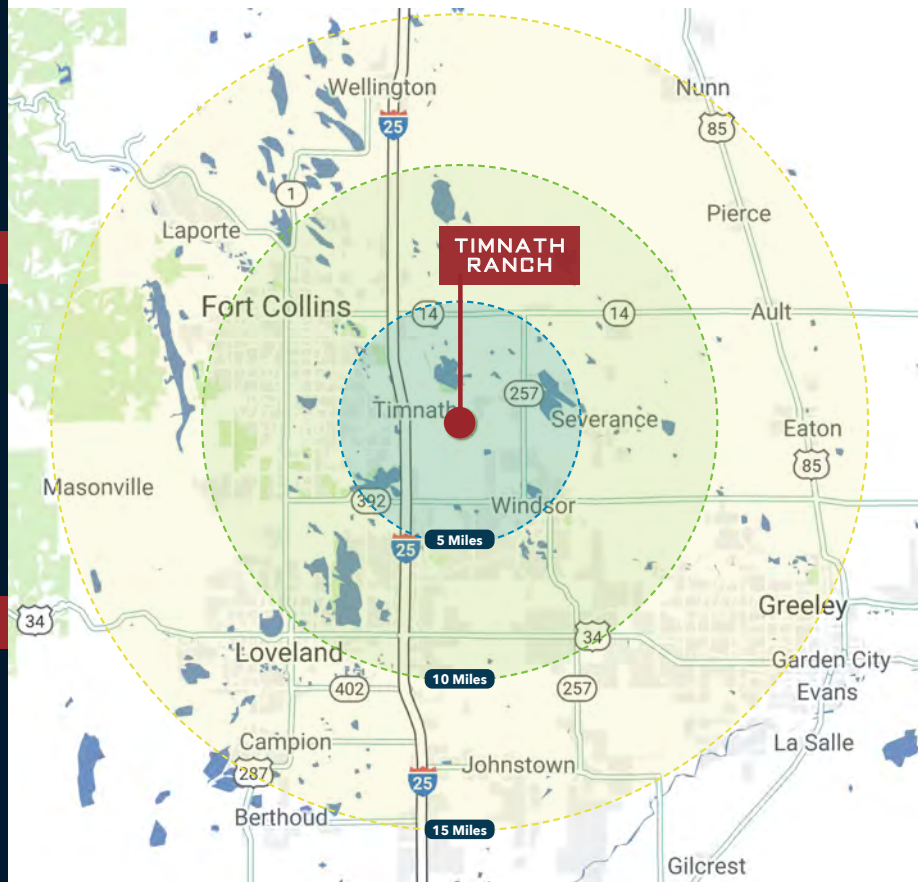
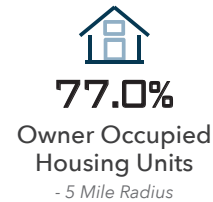
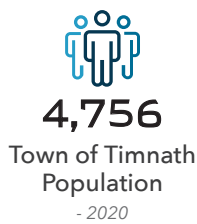
Loveland	12 Minutes	10.6 Miles
Greeley	30 Minutes	20.8 Miles
DIA	57 Minutes	63.7 Miles
Denver	46 Minutes	50.5 Miles

- Google Maps 2020

TRAFFIC COUNTS

I-25 North of Harmony Road - **71,876** VPD
 Harmony Road East of I-25 - **37,600** VPD
 I-25 South of Harmony Road - **86,100** VPD

- Timnath.org



TIMNATH RANCH

WWW.TIMNATHRANCHCOMMERCIAL.COM



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CBRE

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