



FOR SALE

Mixed-Use Land Opportunity

NWC Thompson Parkway & Exposition Drive
Johnstown, Colorado 80534



±2.08 ACRES
(90,845 SF)

SALE PRICE
\$600,000

ZONING
PUD-MU

CENTRAL
LOCATION

This 2.08 acre parcel is situated in the heart of one of Northern Colorado's fastest growing employment, retail and residential areas. Nestled at the intersection of Interstate 25 and Highway 34, this land has the potential to be used as commercial or residential. Located right next to the new 254 unit apartment complex, The Gateway at 2534 and surrounded by countless other amenities including SCHEELS, Bone Fish, Starbucks, Burlington Coat Factory, financial and healthcare institutions, this land is positioned well to reap the benefits of its booming surroundings.





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Demographics	CoStar, 2019		
	1 Mile	3 Miles	5 Miles
2019 Population	970	7,298	37,936
2024 Population	986	8,162	41,950
2019 Households	357	2,993	15,279
Avg. HH Income	\$109,679	\$94,772	\$80,873
Daytime Employee Population	3,269	13,655	33,865

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