

# PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY

## WINDSOR VILLAGES @ PTARMIGAN | COMMERCIAL LAND NEC OF INTERSTATE 25 & HIGHWAY 392, WINDSOR, CO



**REGIONAL INTERCHANGE  
SITE: 113,000 VPD**  
(I-25 & HWY 392 Combined)

**RAPIDLY GROWING AREA  
(3-MILE POPULATION  
GROWTH RATE OF 123%)**  
(Since 2010)

**3-MILE AVG. HH INCOMES  
OVER \$190,000**

**ENTRANCE TO WINDSOR,  
FORT COLLINS, &  
PTARMIGAN MASTER-  
PLANNED COMMUNITY**

For more information:

**Jake Hallauer, CCIM**  
+1 970 663 3150  
jakeh@affinitycre.com

**Ryan Schaefer**  
+1 970 663 3150  
ryans@affinitycre.com

**Affinity Real Estate Partners, Inc.**

3665 John F. Kennedy Pkwy, Bldg 2, Suite 202  
Fort Collins, CO 80525  
+1 970 663 3150

[affinityrepartners.com](http://affinityrepartners.com)

# EXECUTIVE SUMMARY



## THE SITES:

Affinity Real Estate Partners, Inc. is pleased to present this prime commercial land development opportunity located at the NEC of Interstate 25 and Highway 392, in Windsor, CO ("Sites"). These Sites are located within The Ptarmigan master-planned golf community at the entrance to Windsor and Fort Collins, CO. This high income (\$197K Avg. HH Income) area also benefits from convenient access via Interstate 25 and Highway 392, two major thoroughfares leading to surrounding communities such as Fort Collins, Loveland, Johnstown, Timnath and downtown Windsor. Available Sites are well suited for a variety of uses such as commercial, retail, office, medical, hospitality and more.

## MARKET OVERVIEW & AREA INFORMATION:

- **LOCATION:** Rapidly growing, high income, regional location, with quick access to the region via Interstate 25 and Highway 392, and centrally located for travel to and from any Northern Colorado municipality and the Denver Metro area.
- **POPULATION:** Northern Colorado is one of the fastest growing areas in the U.S. with a current population of approximately 982,000 (30 mile radius from I-25 and US 34).
- **EDUCATION:** Northern Colorado features two major universities: The University of Northern Colorado (8,561± students) and Colorado State University (34,000± students), and one community college - Aims Community College (7,178± students). These are significant employers and contribute greatly to the vibrancy of the regional and local economies by providing jobs, an educated workforce, and technology transfer to the private sector. University of Northern Colorado has plans for a new college of osteopathic medicine facility coming in 2026.
- **MAJOR EMPLOYERS:** UCHealth, Banner Health, Agrium, Poudre School District, JBS USA, Intel, HP, Leprino Foods, Woodward, Broadcom Ltd., and many more.
- **SERVICES & PUBLIC AMENITIES:** Extensive shopping and dining, cultural and recreational amenities, numerous golf courses and health care facilities.
- **RESIDENTIAL DEVELOPMENT:** New home sites, consisting of single family, multi-family and patio homes, are under construction directly northeast of the Site, which is included within the Windsor Villages at Ptarmigan master planned development.

# PROPERTY HIGHLIGHTS

- Located in the heart of the region's growth, and highly visible with Interstate 25 frontage.
- Gateway to Windsor, CO and home to Jack Nicklaus designed golf course at Ptarmigan Country Club.
- Near an abundance of existing and under construction rooftops.
- Convenient and quick access to the region via Interstate 25 and Highway 392.
- Excellent traffic counts - Interstate 25 and Highway 392 with 113,000 VPD, combined.

LAND AREA	0.65± Acres up to 2.85± Acres
ASKING PRICE	See page 4
CURRENT ZONING	General Commercial CAC (Corridor Activity Center)
CURRENT MILL LEVY	108.198 - 128.986
COUNTY	Larimer

The information contained herein, while from sources believed reliable, is not guaranteed and is subject to change without notice. Affinity Real Estate Partners, Inc. makes no warranties or representations as to the accuracy of this information. This brochure is the exclusive property of Affinity Real Estate Partners, Inc.. Any duplication without Affinity Real Estate Partners, Inc.'s express written consent is prohibited.

For more information:

**Jake Hallauer, CCIM**

+1 970 663 3150  
jakeh@affinitycre.com

**Ryan Schaefer**

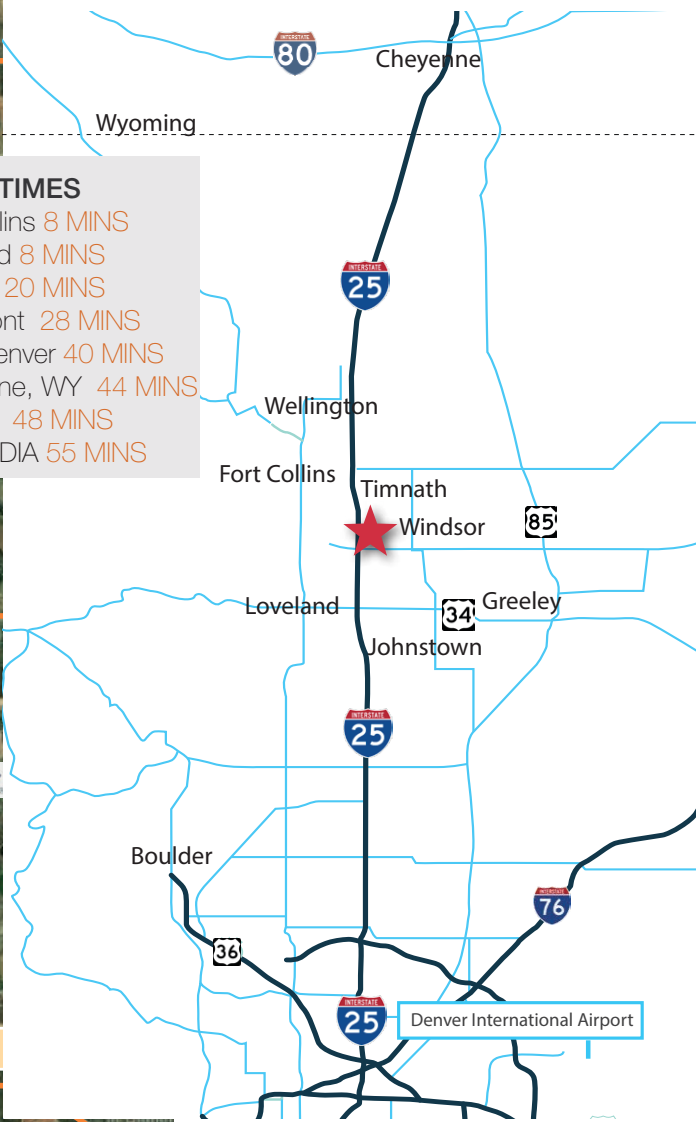
+1 970 663 3150  
ryans@affinitycre.com

**Affinity Real Estate Partners, Inc.**

3665 John F. Kennedy Pkwy, Bldg 2, Suite 202  
Fort Collins, CO 80525  
+1 970 663 3150

[affinityrepartners.com](http://affinityrepartners.com)

# LOCATION OVERVIEW



**DRIVE TIMES**  
 Fort Collins 8 MINS  
 Loveland 8 MINS  
 Greeley 20 MINS  
 Longmont 28 MINS  
 North Denver 40 MINS  
 Cheyenne, WY 44 MINS  
 Boulder 48 MINS  
 Denver/DIA 55 MINS

For more information:

**Jake Hallauer, CCIM**  
 +1 970 663 3150  
 jakeh@affinitycre.com

**Ryan Schaefer**  
 +1 970 663 3150  
 ryans@affinitycre.com

**Affinity Real Estate Partners, Inc.**

3665 John F. Kennedy Pkwy, Bldg 2, Suite 202  
 Fort Collins, CO 80525  
 +1 970 663 3150  
[affinityrepartners.com](http://affinityrepartners.com)

# PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY



## SITE PLAN AND PRICING



<b>PARCEL 1</b>	15.09± Acres* <i>Under Contract</i>
<b>PARCEL 2</b>	1.04± Acres \$14.00 / SF (\$632,828) Parcel No: 8615427002
<b>PARCEL 3</b>	1.16± Acres \$14.00 / SF (\$712,396) Parcel No: 8615423001
<b>PARCEL 4</b>	0.65± Acres \$18.00 / SF (\$515,754) Parcel No: 8615410002

\* Pricing to be quoted on anything less than the entire site.

**\$190K+ EST. HH INCOME WITHIN A 3 MILE RADIUS!**

For more information:

**Jake Hallauer, CCIM**  
+1 970 663 3150  
jakeh@affinitycre.com

**Ryan Schaefer**  
+1 970 663 3150  
ryans@affinitycre.com

**Affinity Real Estate Partners, Inc.**

3665 John F. Kennedy Pkwy, Bldg 2, Suite 202  
Fort Collins, CO 80525  
+1 970 663 3150  
[affinityrepartners.com](http://affinityrepartners.com)

# PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY

## WINDSOR VILLAGES @ PTARMIGAN | COMMERCIAL LAND NEC OF INTERSTATE 25 & HIGHWAY 392, WINDSOR, CO



**EXCELLENT TRAFFIC  
COUNTS & INTERSTATE 25  
FRONTAGE**

For more information:

**Jake Hallauer, CCIM**  
+1 970 663 3150  
jakeh@affinitycre.com

**Ryan Schaefer**  
+1 970 663 3150  
ryans@affinitycre.com

**Affinity Real Estate Partners, Inc.**

3665 John F. Kennedy Pkwy, Bldg 2, Suite 202  
Fort Collins, CO 80525  
+1 970 663 3150  
[affinityrepartners.com](http://affinityrepartners.com)

# PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY

## PROPERTY DETAILS

### ENTITLEMENTS:

- Annexed and zoned within the Town of Windsor
- General Commercial CAC (Corridor Activity Center) - Zoning Code (Article VIII): [click here](#)
- Site is subject to Design Guidelines: [click here](#)

### REIMBURSEMENT OBLIGATION:

The Town of Windsor has imposed a special fee for the purposes of its reimbursement for past improvements to the I-25 and Highway 392 Interchange. Per the Town Code, "Said fee shall consist of: [1] a proximity component and [2] a trip generation component. The proximity component of the fee is intended to reflect the relative benefit derived by each CAC property from the construction of the improvements..." With respect to the proximity component of the fee, the subject properties are located within Zones A & C of the fee schedule contained within Sec. 15-15-60 of the Town's Code, which is available at this [link](#). The same link can be used to access Section 15-15-40 of the Town's Code, which explains the trip generation component of the fee.

### METRO DISTRICT: (please contact broker for more details)

The property is in the Ptarmigan West Metropolitan District #3

### MUNICIPAL FEES:

Town of Windsor Fees: [click here](#)

### UTILITIES:

Infrastructure has been completed including sewer, water and electric for a capacity of 1 million square feet of retail and office space.

Electric - Poudre Valley REA  
Gas - Xcel Energy  
Water - Fort Collins-Loveland Water District  
Sewer - South Fort Collins Sanitation District

### PERMITTED USES IN THE CORRIDOR ACTIVITY CENTER (CAC):

Adult Day Care Facilities	Mixed Use Residential
Cultural Venues	Multi-Family Mixed-Use
Drive-thru Restaurants	Offices/Financial
Entertainment Facilities/Theaters	Personal/Business Service Shops
Fast Food Restaurants	Retail Establishment/Big Box
Fuel Sales Convenience Stores	Retail Store
Grocery / Supermarket	Schools - Private/Vocational Colleges
Health Club	Small Scale Recreation/Events Center
Hospital	Standard Restaurant
Lodging	Telecommunication Equipment, excluding towers
Long-term Care Facilities	Unlimited Indoor Recreation
Medical Center/Clinics	

Intergovernmental agreement: [click here](#)

The information contained herein, while from sources believed reliable, is not guaranteed and is subject to change without notice. Affinity Real Estate Partners, Inc. makes no warranties or representations as to the accuracy of this information. This brochure is the exclusive property of Affinity Real Estate Partners, Inc.. Any duplication without Affinity Real Estate Partners, Inc.'s express written consent is prohibited.

For more information:

**Jake Hallauer, CCIM**

+1 970 663 3150  
jakeh@affinitycre.com

**Ryan Schaefer**

+1 970 663 3150  
ryans@affinitycre.com

**Affinity Real Estate Partners, Inc.**

3665 John F. Kennedy Pkwy, Bldg 2, Suite 202  
Fort Collins, CO 80525  
+1 970 663 3150  
[affinityrepartners.com](#)

# PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY

## TOWN OF WINDSOR:

Windsor, with a population of approximately 46,000 is known for becoming a boomtown. Its population has doubled in the past decade and is projected to double again in the next decade. Windsor continues to attract families and businesses with its quality of life and small-town charm. The city offers a mix of retail, recreation, leisure and housing options to meet the needs of all lifestyles and demographics.

The Town of Windsor is a rapidly developing, high income community, located in the heart of Northern Colorado along the I-25 corridor. The close proximity to Interstate 25 provides convenient access to all of Northern Colorado and the Denver Metro area.

The nearby business community is strong, diverse, and constantly growing. Many big companies and small businesses view Northern Colorado as an ideal home for their businesses and their employees. Large employers located within 10 miles include: Carestream Health, Vestas Wind Systems, Owens-Illinois (O-I), Universal Forest Products, Metal Container Corporation, Intel, HP, Broadcom, Agrium, JBS Swift, Banner Health, UCHealth and more.



**Windsor's population is currently growing at a rate of 5.88% annually**



**Population of approximately 982,000**  
(30 mile radius from I-25 and US 34)

The information contained herein, while from sources believed reliable, is not guaranteed and is subject to change without notice. Affinity Real Estate Partners, Inc. makes no warranties or representations as to the accuracy of this information. This brochure is the exclusive property of Affinity Real Estate Partners, Inc.. Any duplication without Affinity Real Estate Partners, Inc.'s express written consent is prohibited.

For more information:

**Jake Hallauer, CCIM**

+1 970 663 3150  
jakeh@affinitycre.com

**Ryan Schaefer**

+1 970 663 3150  
ryans@affinitycre.com

## DEMOGRAPHICS AND AREA INFORMATION

### DEMOGRAPHICS

	3-MILES	5-MILES	7-MILES
2025 Est. Population	32,210	101,901	209,023
2030 Projected Population	35,007	111,222	224,825
2025 Est. Avg. HH Income	\$190,625	\$156,132	\$137,919
Median Age	40.4	39.4	38.9
Daytime Employment	11,886	58,221	118,781

Source: Site To Business, December 2025

### NORTHERN COLORADO ACCOLADES

Northern Colorado communities are consistently being recognized on "top and best of" lists.

- Windsor tops state in population growth, U.S. Census Bureau. May 2024
- Fort Collins ranked No.11, 'The best U.S. cities to live in 2022', MarketWatch. Aug 2022
- Larimer and Weld counties populations are projected to increase by 45% by 2040, Denver Post. July 2022
- Fort Collins ranks #1, 'The best places to live in America in 2020', MarketWatch. October 2020
- Windsor ranks #1, 'Colorado's Safest Cities of 2020', SafeWise. June 2020
- Greeley ranks #3 nationwide for one-year population growth rate. U.S. Census Bureau. March, 2020
- Fort Collins ranked No. 6 'Best Housing Markets for Growth and Stability in 2020', SmartAsset - June 2020 ([click here to view article](#))

**Affinity Real Estate Partners, Inc.**

3665 John F. Kennedy Pkwy, Bldg 2, Suite 202  
Fort Collins, CO 80525  
+1 970 663 3150

[affinityrepartners.com](http://affinityrepartners.com)

# PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY

## NORTHERN COLORADO: HIGH QUALITY OF LIFE & RAPID GROWTH

Northern Colorado is characterized by front range views and activities such as outdoor parks and trails, pristine golf courses, shopping, art galleries, restaurants, breweries and distilleries.

### MAJOR EMPLOYERS

- Banner Health Colorado
- Broadcom Ltd.
- Colorado State University
- Hewlett Packard
- JBS Swift & Company
- Larimer County
- OtterBox
- Poudre School District R1
- UCHealth
- University of Northern Colorado
- Vestas Blades A/S
- Weld County
- Weld County School District
- Woodward Inc.

Source: BizWest 2024 Book of Lists



### NEARBY CATALYSTS



Northern Colorado Regional Airport



Medical Center of the Rockies - Regional Hospital



Blue Arena



TPC Colorado



Colorado State University



Future Cascadia - event center, water park, hotel, residential & commercial



UCHealth - Greeley Hospital



SCHEELS at Johnstown Plaza

For more information:

**Jake Hallauer, CCIM**

+1 970 663 3150  
jakeh@affinitycre.com

**Ryan Schaefer**

+1 970 663 3150  
ryans@affinitycre.com

**Affinity Real Estate Partners, Inc.**

3665 John F. Kennedy Pkwy, Bldg 2, Suite 202  
Fort Collins, CO 80525  
+1 970 663 3150

[affinityrepartners.com](http://affinityrepartners.com)