

Windsor Villages @ Ptarmigan | Commercial Land

NEC Of Interstate 25 & Highway 392, Windsor, CO

Prime Commercial Development Opportunity



REGIONAL INTERCHANGE SITE:
109,000 VPD
(I-25 & HWY 392 Combined)

RAPIDLY GROWING AREA
(3-MILE POPULATION GROWTH
RATE OF 125%)
(Since 2010)

3-MILE AVG. HH INCOMES
OVER \$222,000

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

Executive Summary



The Sites

CBRE 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 (\$222K 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, Nutrien, Poudre School District, JBS USA, 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.

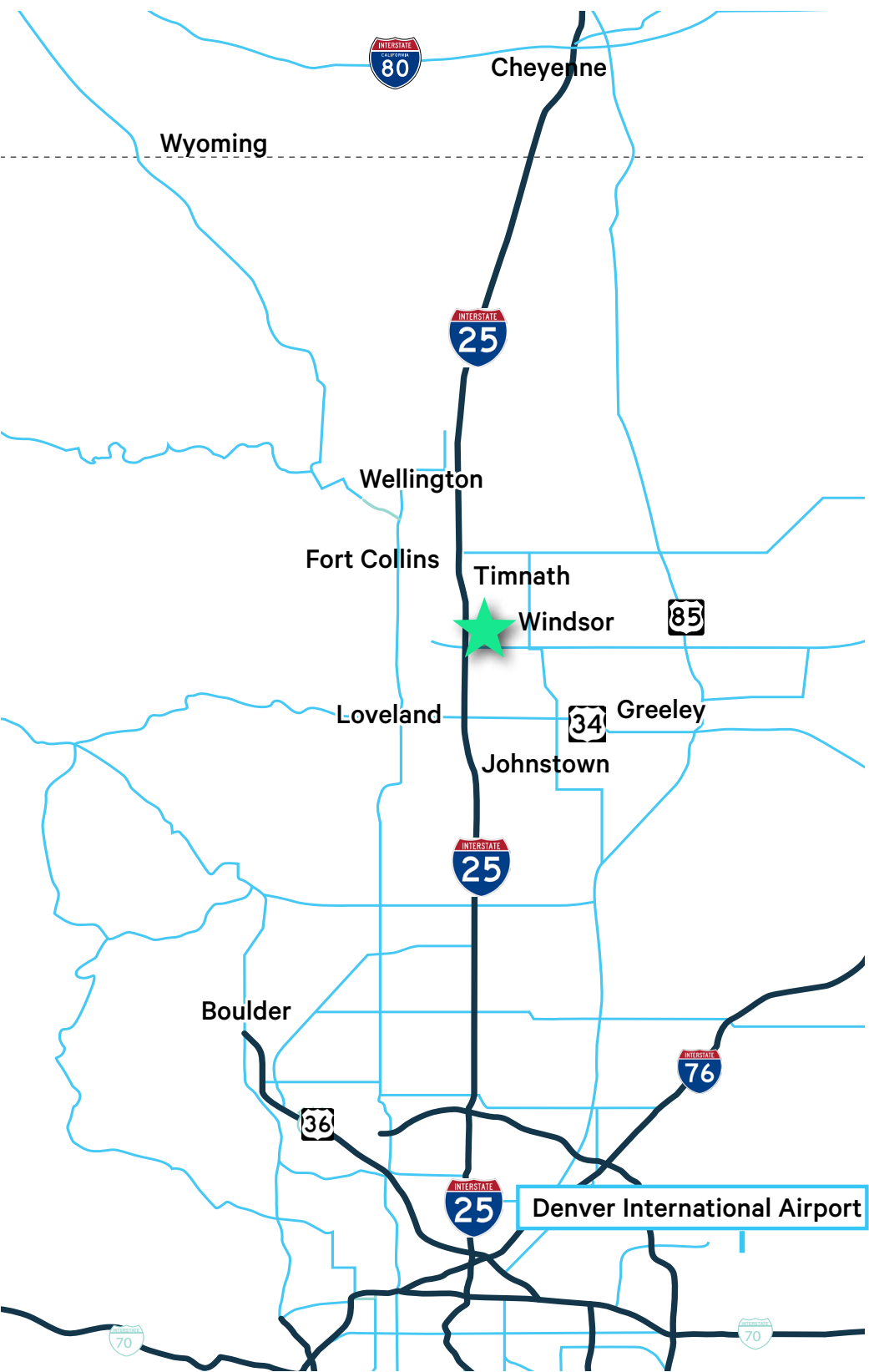
Residential Development: New home sites, consisting of single family, multi-family and patio homes, are under construction directly northeast of the Site, which is included within the Windsor Villages at Ptarmigan master planned development.

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 109,000 VPD, combined.

LAND AREA	0.65± Acres up to 13.77± Acres
ASKING PRICE	See page 4
CURRENT ZONING	General Commercial CAC (Corridor Activity Center)
CURRENT MILL LEVY	105.312 - 118.082 (See page 4)
COUNTY	Larimer

Location Overview



Site Plan & Pricing



PARCEL 1	15.09± Acres* Under Contract
PARCEL 2	13.77± Acres Price - Negotiable Parcel No: 8615425015 Mill Levy: 118.082
PARCEL 3	1.04± Acres \$16.00 / SF (\$723,232) Parcel No: 8615427002 Mill Levy: 118.082
PARCEL 4	1.16± Acres \$14.00 / SF (\$712,396) Parcel No: 8615423001 Mill Levy: 118.082
PARCEL 5	0.65± Acres \$18.00 / SF (\$515,754) Parcel No: 8615410002 Mill Levy: 105.312

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

\$222K+ EST. HH INCOME WITHIN A 3 MILE RADIUS!



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](#)

Demographics & Area Information

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 4.93% annually

Source: World Population Review



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

Demographics

	3-MILES	5-MILES	7-MILES
2025 Est. Population	33,296	103,375	213,800
2030 Projected Population	35,133	111,273	227,644
2025 Est. Avg. HH Income	\$222,294	\$175,646	\$153,625
Median Age	40.4	39.5	38.9
Daytime Employment	12,256	55,805	117,480

Source: Site To Business, June 2026

Northern Colorado accolades

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

- + Weld County ranks as Colorado’s fastest-growing large county and has surpassed Larimer County in total population, U.S. Census Bureau / BizWest. March 2026
- + Windsor ranks among Colorado’s safest cities, No. 4 statewide, SafeWise. 2026
- + Windsor tops state in population growth, U.S. Census Bureau. March 2025
- + Weld County population is up 15% since 2020, U.S. Census Bureau. 2025
- + Fort Collins ranks #1, ‘The best places to live in America in 2024’, Livability, 2024
- + Larimer and Weld counties populations are projected to increase by 45% by 2040, Denver Post. July 2022

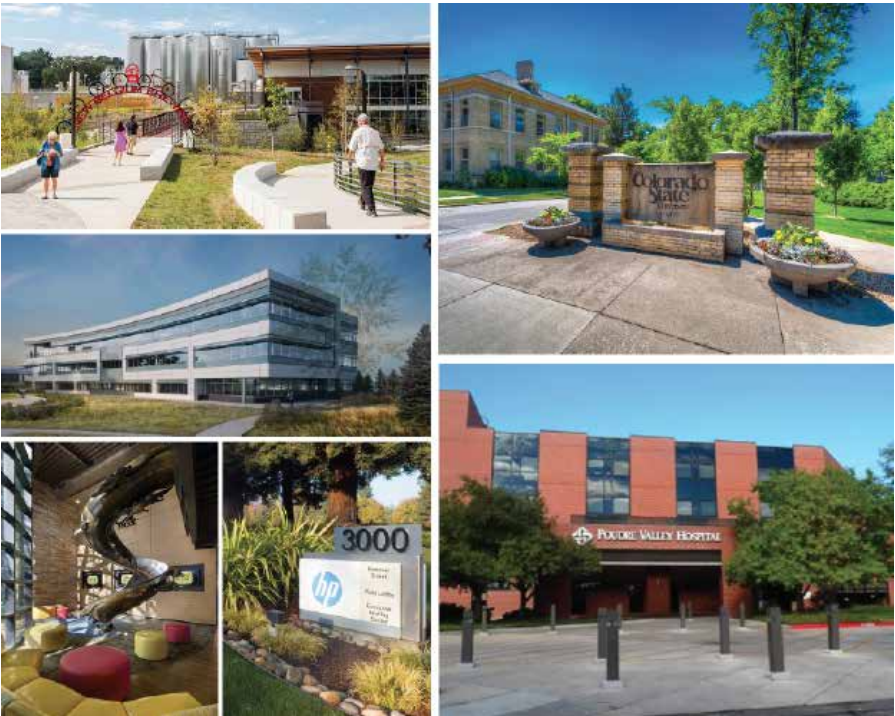
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Major Employers

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 2025 Book of Lists



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.



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