

# RARE I-25 INTERCHANGE DEVELOPMENT OPPORTUNITY ADJACENT TO QUIKTRIP

**78 ACRES AVAILABLE FOR \$6.9M**  
Southwest Quadrant of I-25 & Hwy 66 in Mead, CO

← LONGMONT 6 MILES



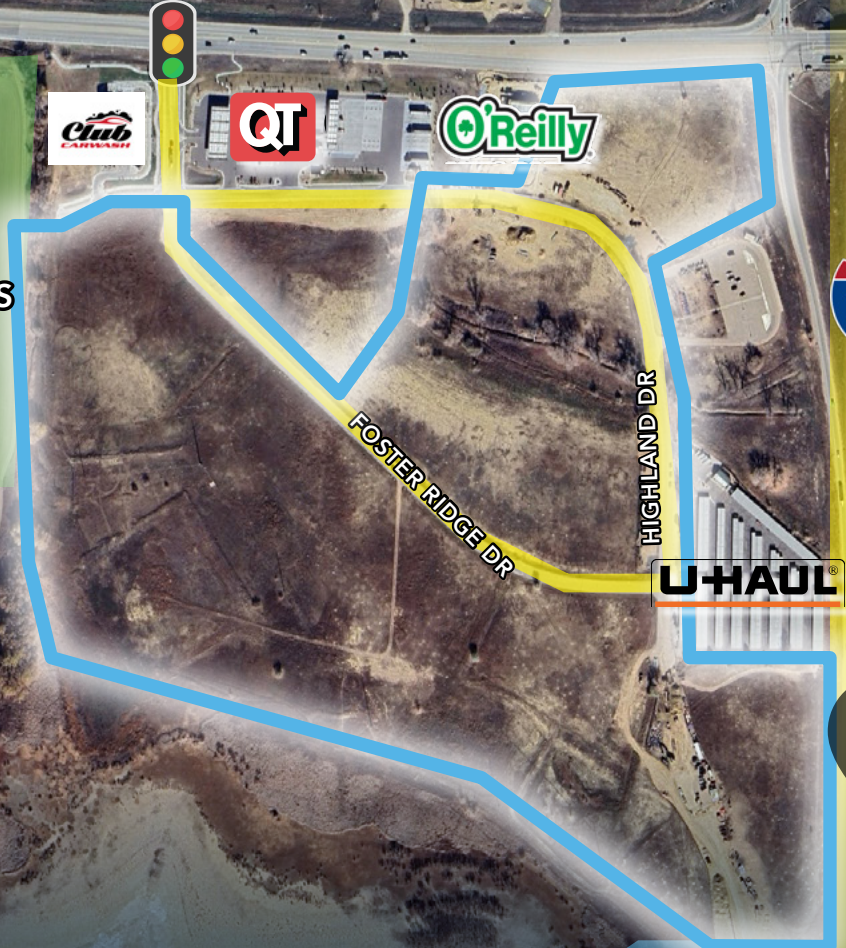
 **19,000**  
VEHICLES  
PER DAY

429 PLANNED  
HOUSING UNITS



UP TO 1MILLION SF OF  
INDUSTRIAL PLANNED

 **91,000**  
VEHICLES  
PER DAY



1,809 PLANNED  
HOUSING UNITS

**navpoint**  
REAL ESTATE GROUP



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# EXECUTIVE SUMMARY

**NavPoint Real Estate Group** is pleased to present approximately 78 acres of commercial land directly adjacent to a QuikTrip located at the northwest quadrant of I-25 and Highway 66 in Mead, Colorado. The site offers direct frontage and visibility from both Highway 66 and I-25, providing exceptional exposure for future commercial users. The subject property benefits from convenient regional access and strong surrounding growth dynamics, creating a prime opportunity for commercial development. With flexible development potential, the property is well suited for retail, hospitality, mixed-use, or other commercial end users seeking a high-traffic, high-visibility location.

## Property Highlights

- Rare commercial development opportunity at Highway 66 and I-25 in Mead
- Prime visibility and access from Highway 66 and I-25
- Strong residential growth and development in the surrounding area
- Directly adjacent to QuikTrip

## Deed Restrictions

Convenience store and motor fuels sales prohibited. Additional restrictions may apply on a site specific basis. Call for details.



# PROPERTY OVERVIEW

**\$ PURCHASE PRICE**  
**\$6,900,000 (\$2.03 PSF)**

**↙ ↘ TOTAL PROJECT SIZE**  
**78 ACRES**

**↙ ↘ AVAILABLE PARCELS**  
**+/-0.5 +/-78 ACRES**  
**CALL BROKER FOR DETAILS**

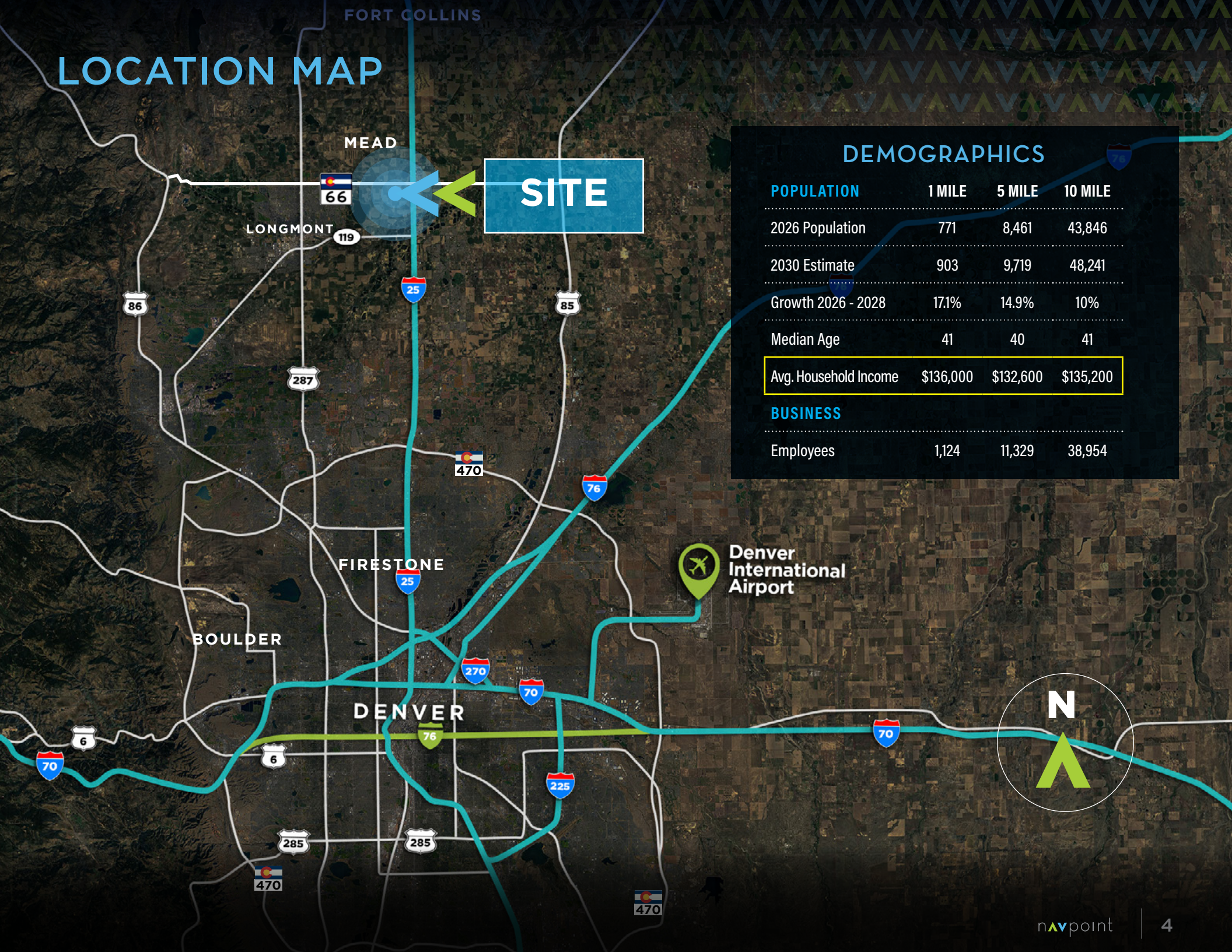
**↙ ↘ ZONING**  
**HC**  
**LINK**

**🔋 HIGHLIGHTS**  
**- RARE LARGE LAND**  
**OPPORTUNITY AT**  
**NORTHERN COLORADO**  
**& I-25 INTERCHANGE**

**-PROXIMITY TO**  
**NEW HOUSING**  
**DEVELOPMENTS**



# LOCATION MAP



**SITE**

## DEMOGRAPHICS

POPULATION	1 MILE	5 MILE	10 MILE
2026 Population	771	8,461	43,846
2030 Estimate	903	9,719	48,241
Growth 2026 - 2028	17.1%	14.9%	10%
Median Age	41	40	41
Avg. Household Income	\$136,000	\$132,600	\$135,200

## BUSINESS

Employees	1,124	11,329	38,954
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Denver International Airport



# ABOUT NAVPOINT

NavPoint Real Estate Group is a comprehensive commercial real estate services firm based in Colorado. Our firm specializes in acquisitions, dispositions and leasing across all product types throughout Colorado and the Western United States. Our spectrum of services allows us to successfully address even the most challenging real estate needs. Our core services include:



Our Mission — At NavPoint Real Estate Group, we strive to exceed the expectations of our clients by providing a clear route to success in every real estate transaction. We put people above profits and allow this philosophy to shape our success.

We are a boutique, Colorado-based firm but our resources and expertise are on par with any national organization. Our size allows us to be nimble, hands-on and attuned to the needs of our individual clients. We provide a level of attention only a privately-owned firm can offer. Our team has completed over 1,630 transactions and is currently involved in the exclusive brokerage of well over 2,000,000 SF of commercial real estate.

NEARLY  
**\$2B**  
IN CLOSED TRANSACTIONS  
*Since 2011*

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HIGHLAND DR



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