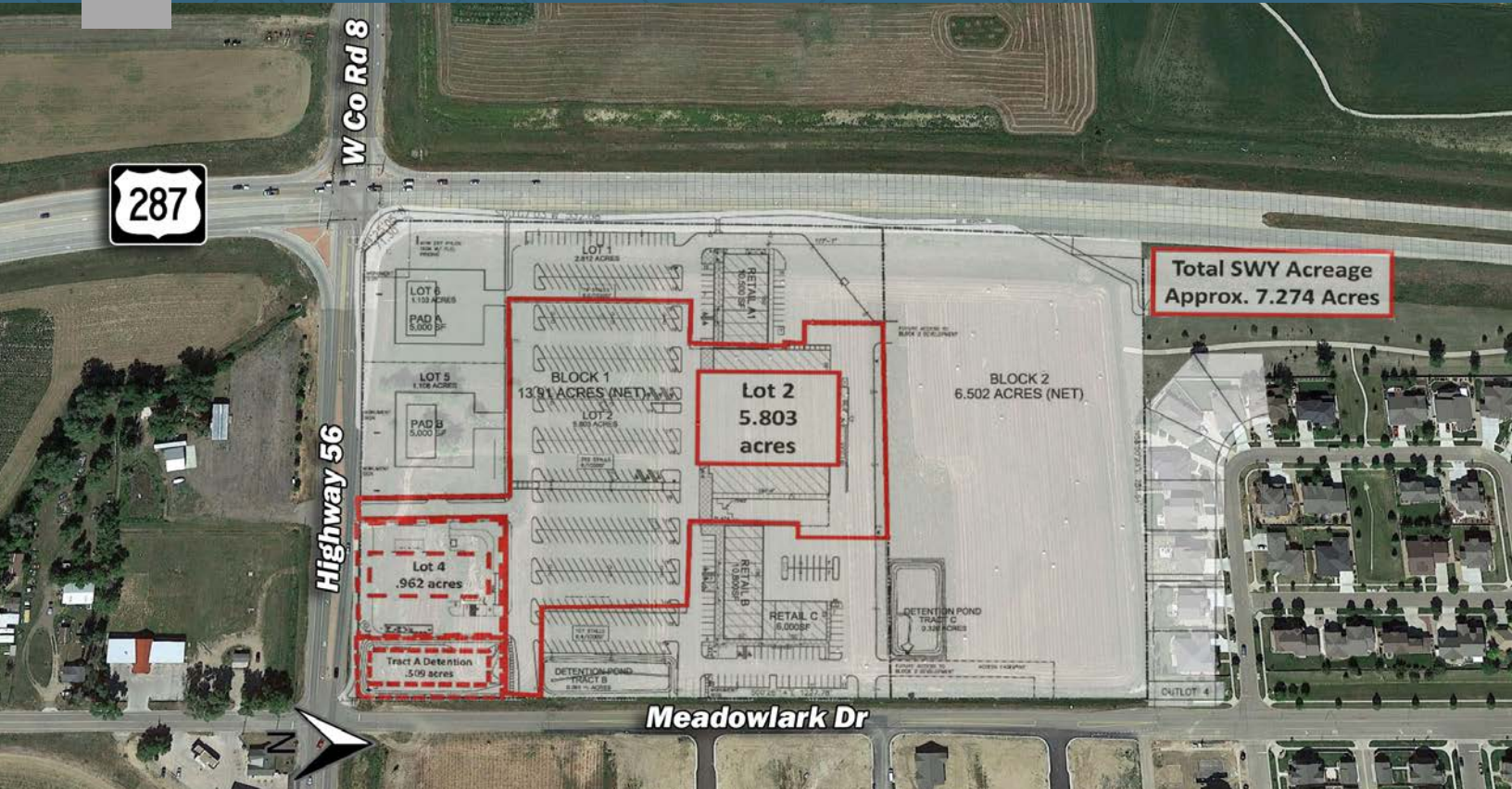


AVAILABLE
Vacant Land

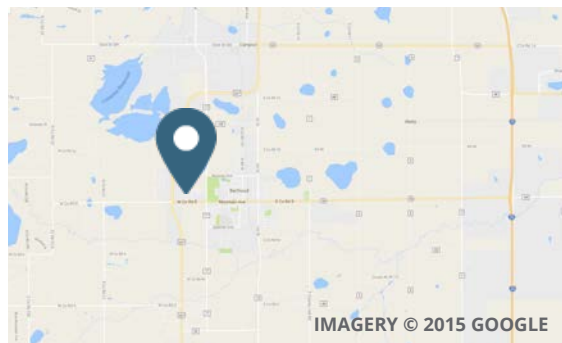
NEC Hwy 287 & Hwy 56 | Berthoud, CO



Overview

AVAILABLE +/- 7.274 acres

PRICE Contact Broker for Pricing



Description

- Land available for sale
- Property fronts Hwy 287 and Hwy 56
- Hwy 287 & Hwy 56 are major thoroughfares through Berthoud

Demographics

	5 MILE	7 MILE	10 MILE
Current Population	19,477	50,582	182,411
Total Households	7,457	20,023	71,499
Average HH Income	\$93,074	\$83,074	\$81,372
Daytime Population	5,387	18,063	69,229

Year: 2016 | Source: Esri

Contact

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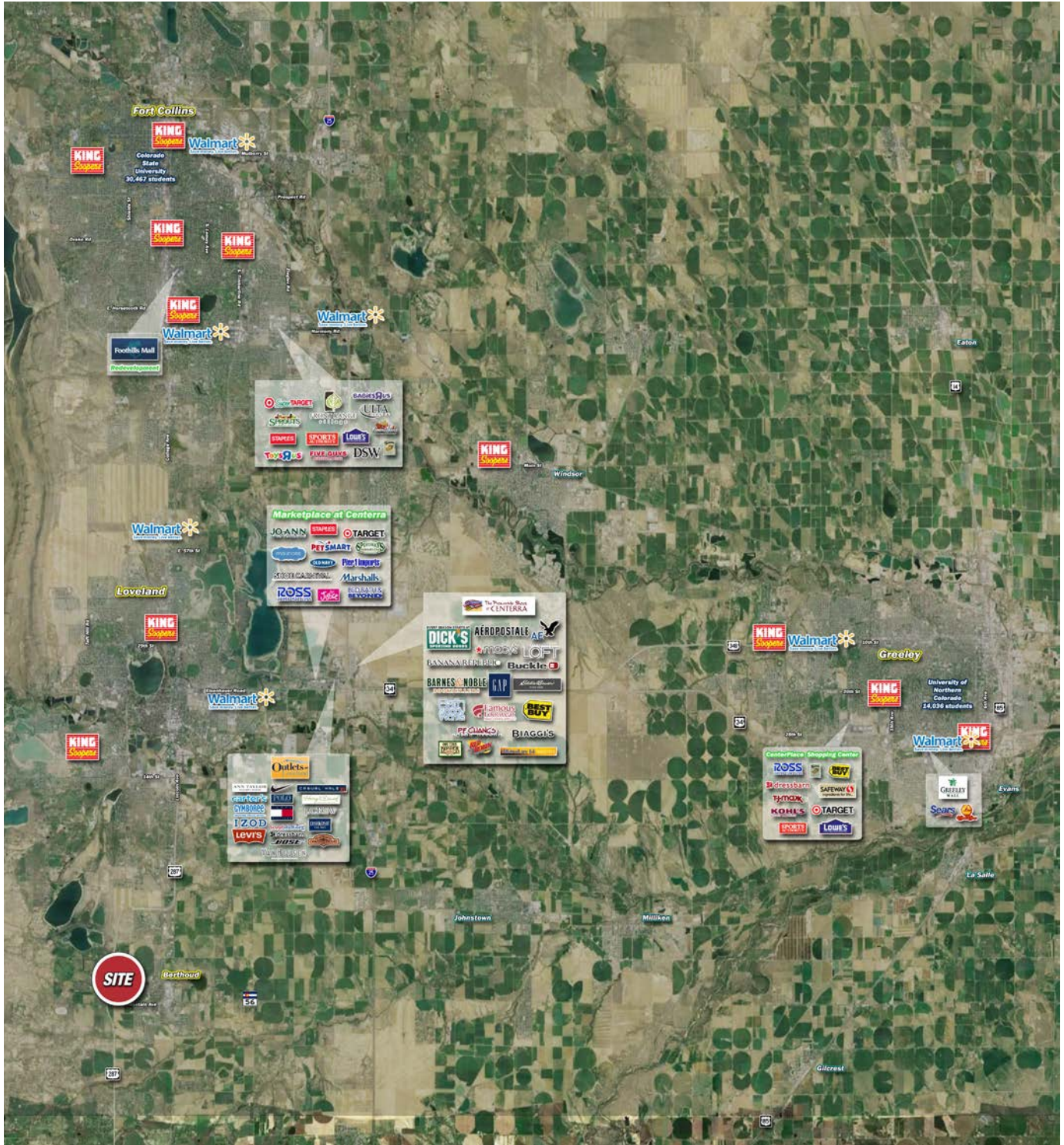
Traffic Counts

Hwy 56/W Co 8	7,500 VPD
Hwy 287	15,000 VPD

Year: 2014 | Source: Larimer County

North Front Range Urban Corridor

NEC Hwy 287 & Hwy 56 | Berthoud, CO - Regional Shopping Centers



	5 miles	7 miles	10 miles
Population			
2000 Population	17,122	40,958	142,014
2010 Population	17,647	46,707	166,582
2016 Population	19,477	50,582	182,411
2021 Population	21,857	55,727	198,449
2000-2010 Annual Rate	0.30%	1.32%	1.61%
2010-2016 Annual Rate	1.59%	1.28%	1.46%
2016-2021 Annual Rate	2.33%	1.96%	1.70%
2016 Male Population	49.3%	49.4%	49.2%
2016 Female Population	50.7%	50.6%	50.8%
2016 Median Age	46.4	43.2	40.5
Households			
2000 Households	6,027	15,310	53,722
2010 Households	6,728	18,486	65,473
2016 Total Households	7,457	20,023	71,499
2021 Total Households	8,387	22,087	77,789
2000-2010 Annual Rate	1.11%	1.90%	2.00%
2010-2016 Annual Rate	1.66%	1.29%	1.42%
2016-2021 Annual Rate	2.38%	1.98%	1.70%
2016 Average Household Size	2.56	2.49	2.53
Housing Units			
2016 Total Housing Units	7,766	20,962	74,988
2016 Owner Occupied Housing Units	5,769	13,746	47,436
2016 Renter Occupied Housing Units	1,687	6,277	24,063
2016 Vacant Housing Units	309	939	3,489
Race and Ethnicity			
2016 White Alone	93.3%	91.6%	88.0%
2016 Black Alone	0.4%	0.6%	0.8%
2016 American Indian/Alaska Native Alone	0.7%	0.8%	0.9%
2016 Asian Alone	1.0%	1.0%	1.8%
2016 Pacific Islander Alone	0.2%	0.1%	0.1%
2016 Hispanic Origin (Any Race)	8.7%	11.0%	17.3%
Income			
2016 Median Household Income	\$76,188	\$62,961	\$61,783
2016 Average	\$93,074	\$83,074	\$81,372
Per Capita Income	\$36,575	\$33,442	\$32,071
2016 Population 25+ by Educational Attainment			
Total	14,067	35,728	125,891
High School Graduate	19.2%	19.7%	19.4%
GED/Alternative Credential	3.0%	4.0%	3.7%
Some College, No Degree	26.3%	25.4%	24.0%
Associate Degree	8.8%	9.5%	8.7%
Bachelor's Degree	24.2%	23.4%	23.3%
Graduate/Professional Degree	13.0%	12.1%	12.7%
Data for all businesses in area			
Total Businesses:	833	2,427	7,706
Total Employees:	5,387	18,063	69,229
Total Residential Population:	19,477	50,582	182,411
Employee/Residential Population Ratio:	0.28:1	0.36:1	0.38:1