LAND FOR SALE +/-110 acres
I-25 and State Hwy. 56, Berthoud, CO
(Berthoud I-25 Interchange)

Features:
- I-25 Hwy Exposure with full I-25
interchange access with easy on off,
with approved full access
intersection into parcel;
- Adjacent to future Love's Travel
Center;
- +/- 110 acres -zoned commercial,
expedited review process.

Contact Information:
Donald Waterlander
Office: 708.385.6504
dwaterlander@samuraillc.com
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The parcel is situated in one of the fastest growing regions in Colorado. Located in the Town of Berthoud, Colorado, the subject property offers full access and visibility to Interstate 25, with approximately 83,000 vehicles traveling along it per day, and additional visibility and access along State Highway 56. The subject parcel is situated just 30-35 minutes or less from Boulder, Fort Collins, Denver, Denver International Airport, and Rocky Mountain National Park. Several projects that are under development in the area include the Love’s Travel Center, Berthoud Technology Park, Aims Community College, and The Wilson Ranch (1,600 acres with plans for 4,000 homes and 5.3 million SF of commercial space).

Regional Demographics

- **$325K**
  Berthoud Median Home Price
- **$58K**
  Average Median Household Income
- **946,169**
  Regional Population (Not inclusive of metro Denver)
- **37%**
  College Degree
- **VPD**
  I-25: 83,000 VPD

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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it.