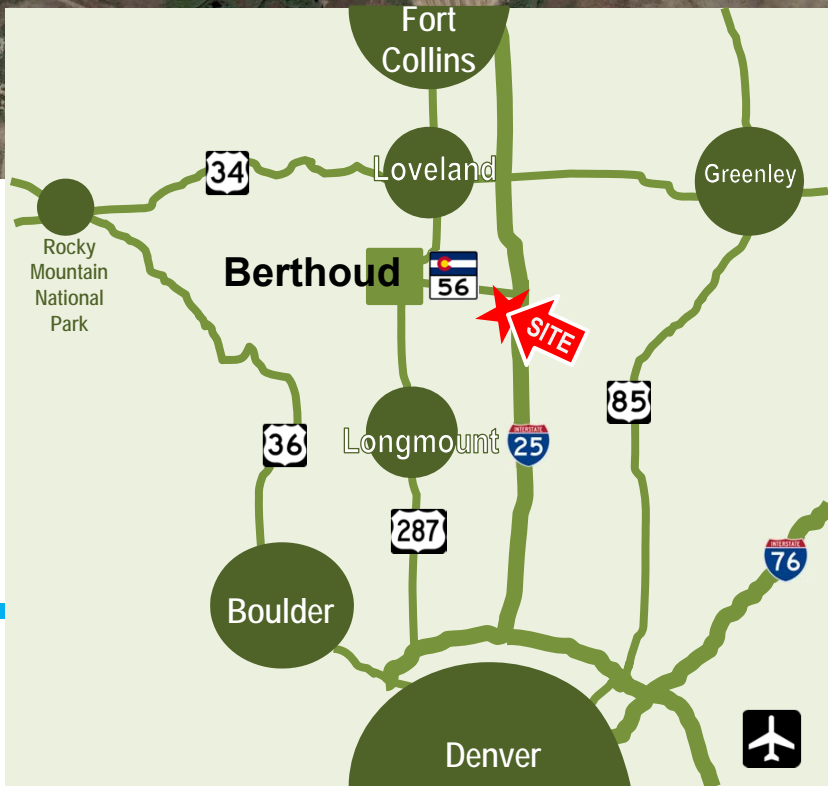
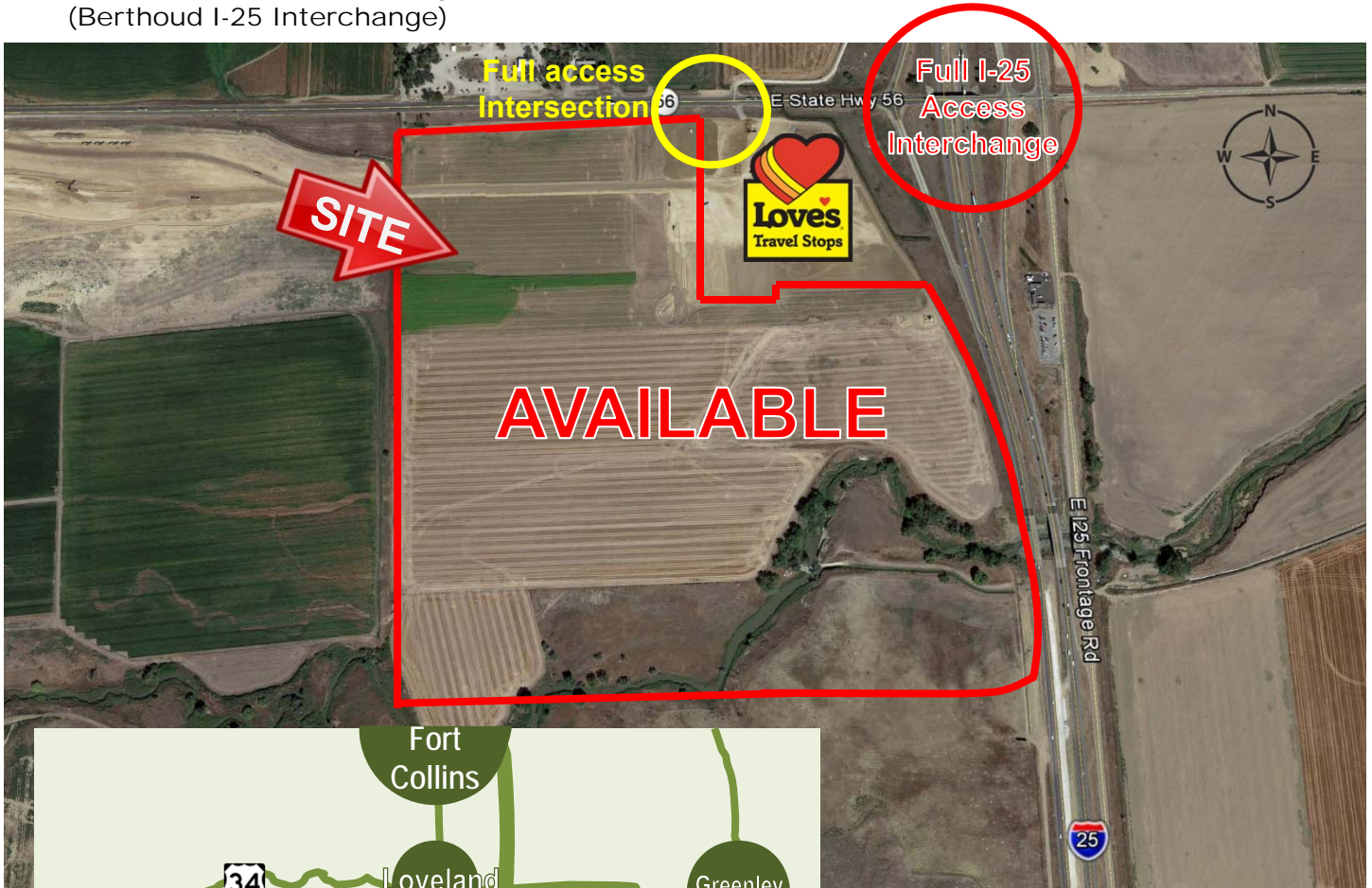


M & C REAL ESTATE, LLC.

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.

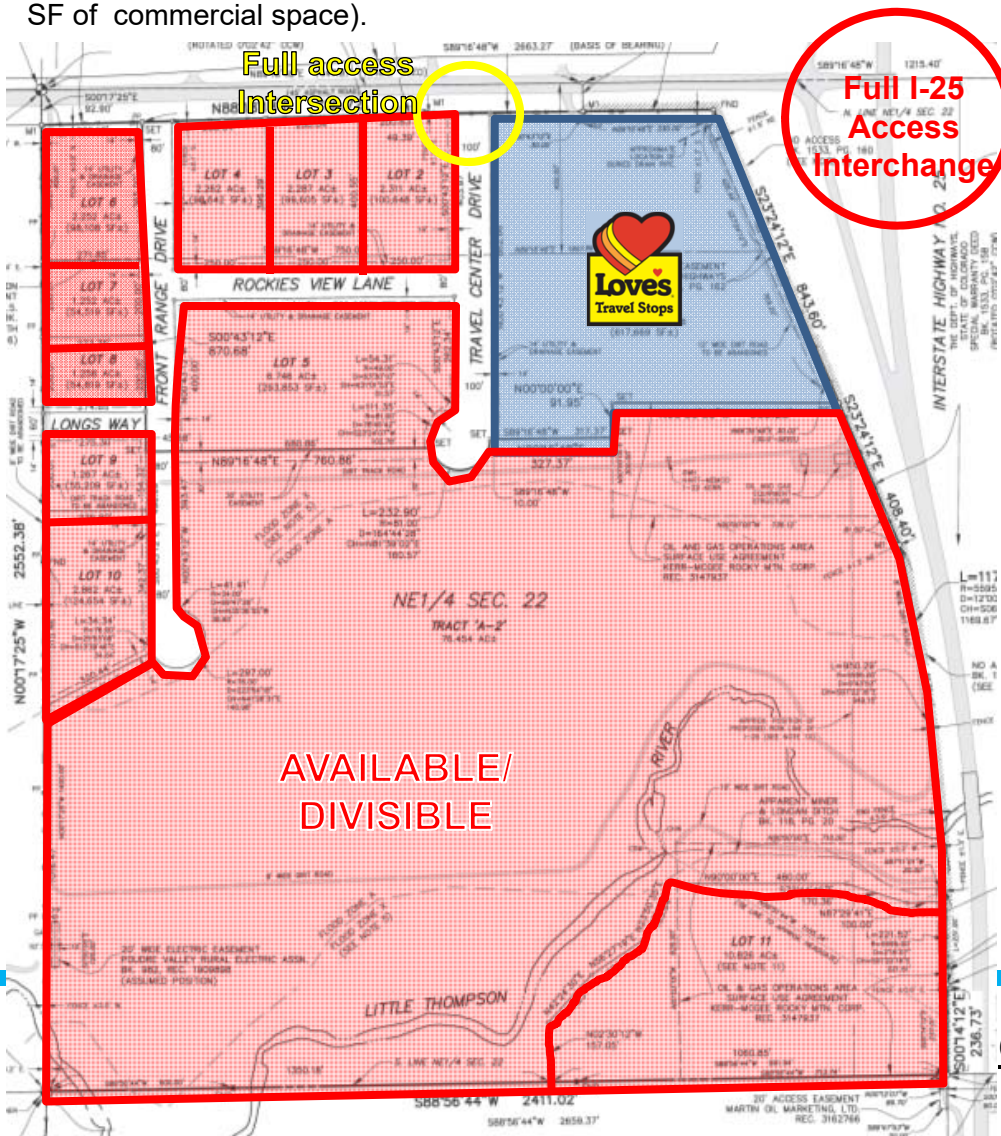
Contact Information:

Donald Waterlander
Office: 708.385.6504
dwaterlander@samurailc.com

M & C REAL ESTATE, LLC.

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

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

Contact Information:

Donald Waterlander
Office: 708.385.6504
dwaterlander@samurailc.com