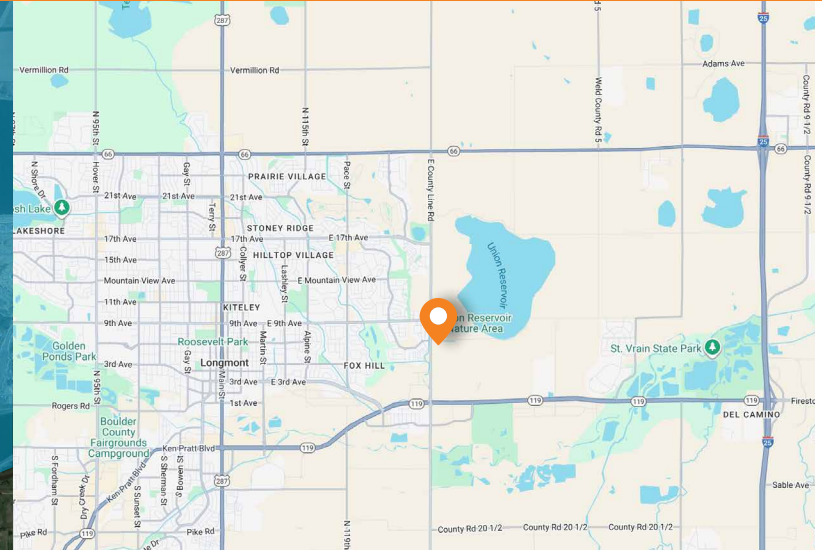


# WATERFRONT AT FOSTER LAKE

HIGHWAY 28 & HIGHWAY 7 - MEAD, COLORADO



**FOR LEASE OR SALE**

## AVAILABLE

- 11.70 acres of commercial land for lease or sale.

**ZANDER RODRIGUEZ**

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## PROPERTY HIGHLIGHTS

- New Mixed use development located adjacent to Mead High School.
- All the residential land is under contract with a national builder. Lennar recently closed on approximately 163 acres to the north of County Road 28 and is moving dirt on the first phase of the project with approximately 400 +/- residential single family home sites.
- When complete Anderson Farm will have a total of 1,652 residential units which will be a mix of single and multi family.
- Developer will break ground Q4 2025 & deliver Q4 2026
- Zoned & Approved: Custom zoning in place to fast-track commercial, hospitality, and multifamily use.

## NEARBY RETAILERS



## TRAFFIC COUNTS

**On I-25 north of Highway 28** 110,091 CPD

**On I-25 south of Highway 28** 110,973 CPD

Source: CDOT 2025

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
<b>POPULATION</b>	12,505	54,996	111,609
<b>AVERAGE HH INCOME</b>	\$139,246	\$142,877	\$128,591
<b>BUSINESSES</b>	526	1,763	4,495
<b>EMPLOYEES</b>	4,654	12,020	30,585

Source: Applied Geographic Solutions, 2025 Estimates



# WATERFRONT AT FOSTER LAKE

HIGHWAY 28 & HIGHWAY 7 - MEAD, COLORADO

**dhlb**  
RETAIL BROKERAGE

- Waterfront Activation: Prime frontage along Foster Lake – perfect for restaurant patios, fitness/wellness, and destination brands

- Growth Explosion: 3,500+ new homes coming to Mead with immediate adjacency to Mead High School (1,100+ students)

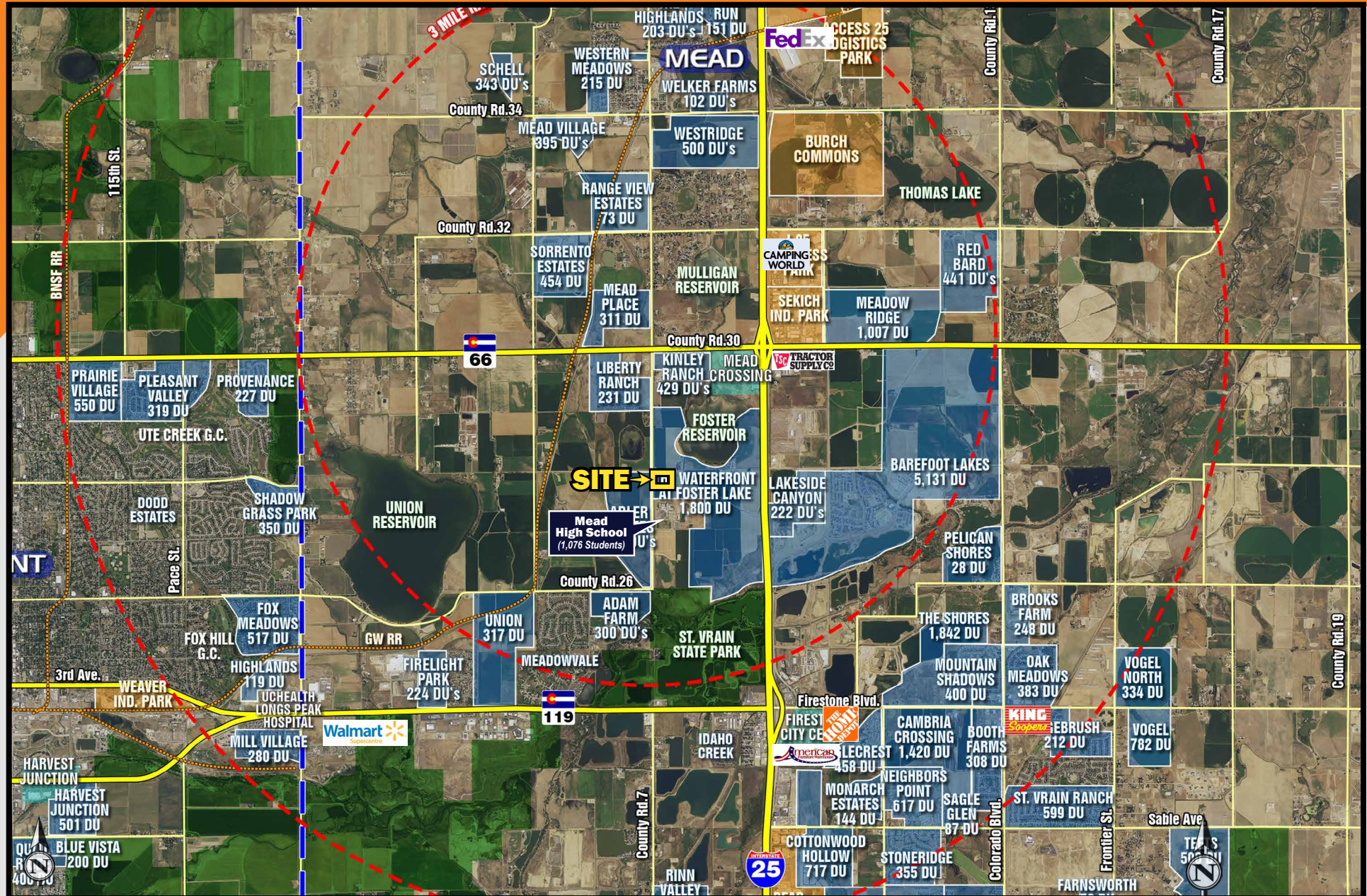




# WATERFRONT AT FOSTER LAKE

HIGHWAY 28 & HIGHWAY 7 - MEAD, COLORADO

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