

RESIDENTIAL BUILDING ACTIVITIES

SINGLE FAMILY

1. Heron Lakes at TPC Colorado - 1,258 Single Family & 18 Hole Golf Course
2. Heron Pointe - 457 Single Family & Multi Family
3. Easthaven - 226 Single Family
4. Westhaven - 556 Single Family
5. Rose Farm - 147 Single Family & Multi Family
6. Heritage Ridge - 447 Single Family
7. Vantage - 829 Single Family
8. PrairieStar - 854 Residential Units - 389 Single Family +195 Carriage
9. Hammond - 749 Single Family
10. Aspen Knolls - Proposed 507 Single Family Residential Development
11. Hawks Ridge - 152 Residential Lots
12. Horizon Hills - 268 Manufactured Housing Lots
13. The Farmstead - 1,691 Single Family
14. Wilson Ranch (SEC of I25 & Hwy 56) - up to 4,000 Residential Lots
15. Vintage Home & Land - Future Residential Development
16. Ludlow - 1,264 Single Family

TRAFFIC COUNTS (2023)

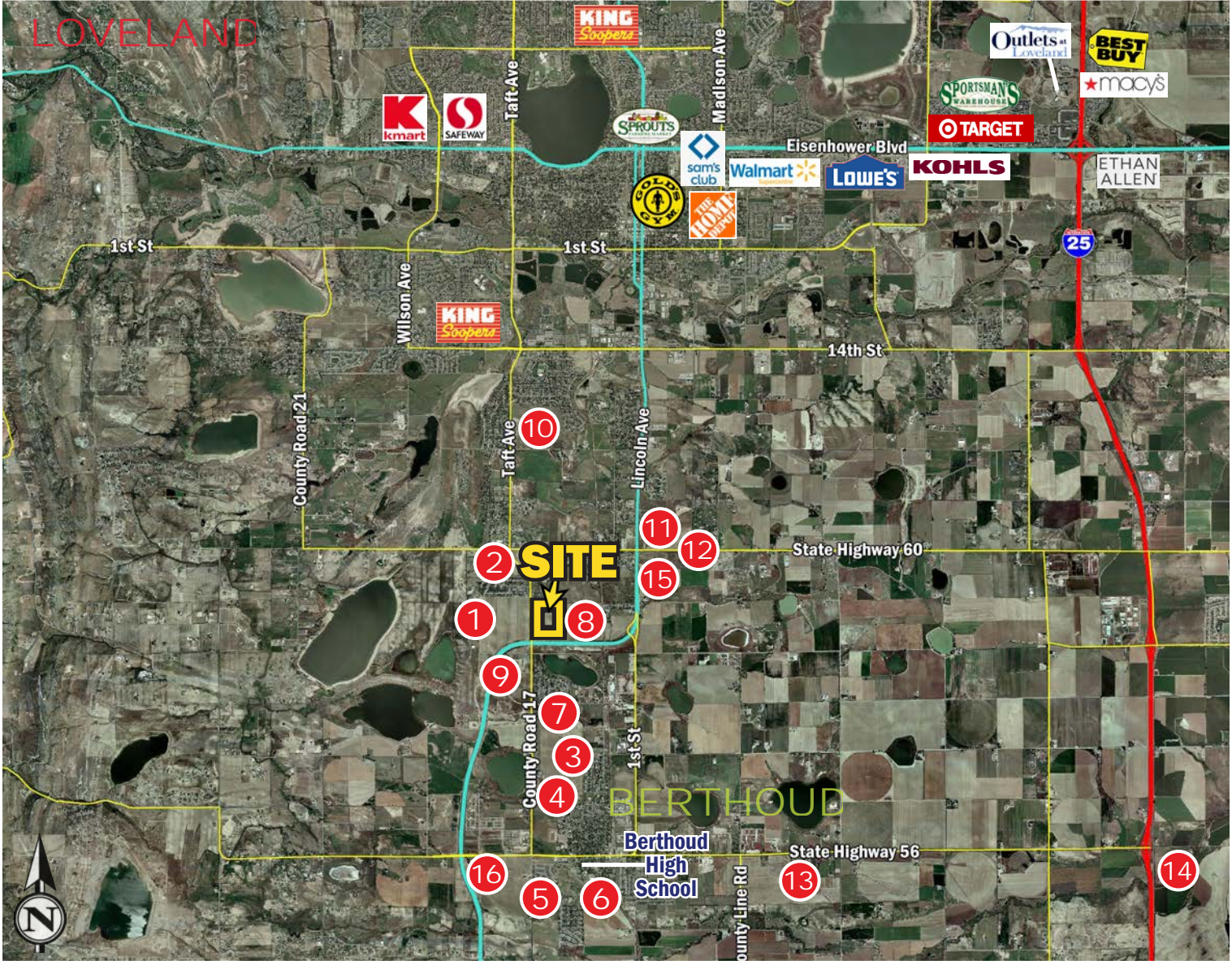
- On US 287 west of Berthoud Pkwy (Both directions) : 21,036 Cars/day
- On US 287 east of Berthoud Pkwy (Both directions) : 21,649 Cars/day
- On Berthoud Pkwy north of US 287 (Both directions) : 13,746 Cars/day

Source: CDOT 2023

TRAFFIC COUNTS (At Build-Out)

- On US 287 west of Berthoud Pkwy (Both directions) : 45,300 Cars/day
- On US 287 east of Berthoud Pkwy (Both directions) : 26,645 Cars/day
- On Berthoud Pkwy north of US 287 (Both directions) : 36,600 Cars/day

Source: LSC Transportation Consultants, Inc.



FOR MORE INFORMATION, PLEASE CONTACT:



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NEC HIGHWAY 287 & BERTHOUD PARKWAY - BERTHOUD, CO



- New Retail Development located on the NEC of Highway 287 & Berthoud Parkway. Rapidly growing area with approximately 7,000 homes in some phase of development within an approximate 3-mile radius from PrairieStar.
- Approximately 3.3 acres available for sale or lease (pads can be subdivided).
- Great pad sites for Restaurants, Liquor Store, Sit Down, Coffee, and Medical Uses.
- Development will break ground Q4 2023 and the commercial pad sites will be delivered Q3 2024.

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PRAIRIESTAR

NEC OF HIGHWAY 287 & BERTHOUD PARKWAY - BERTHOUD, CO



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