

// AVAILABLE FOR SALE



NEC & SWC OF 57TH ST. & HIGHWAY 287

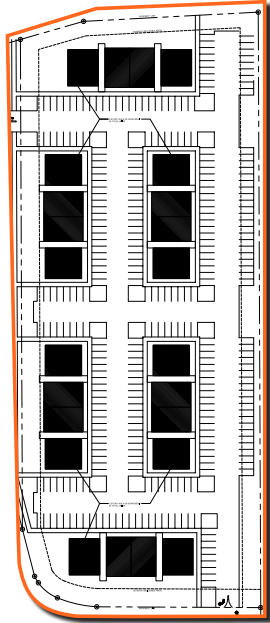
These parcels have been recently annexed into Loveland and offer a prime opportunity to develop multi-family, retail, mixed use, etc. This location is positioned at the NEC & SWC of 57th Street and Highway 287 and sees over 45,000 vehicles per day. The parcels can be purchased separately or together.

3.4 - 16.09 ACRES AVAILABLE FOR SALE ALLOWABLE USES

Multi-Family | Retail | Office | Medical | Mixed Use

// MULTI-FAMILY CONCEPT PLANS

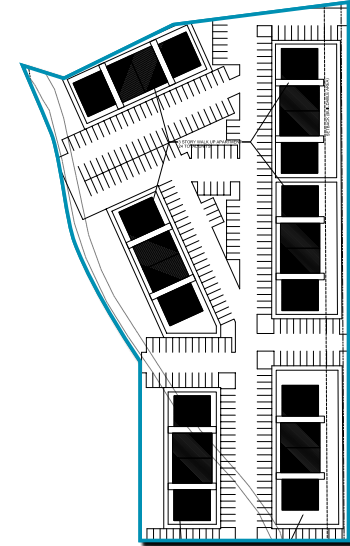
NEC | 5.42 ACRES



SWC 1 | 3.4 ACRES



SWC 2 | 7.22 ACRES



LOT BREAKDOWN			
Lot	Proposed Use	Buildings	Units
NEC	Multi-Family	6	144
SWC (1)	Multi-Family	4	96
SWC (2)	Multi-Family	6	144
SWC (1 & 2)	Multi-Family	10	240
NEC & SWC	Multi-Family	16	384

// AREA HIGHLIGHTS

- High traffic area with over 45,000 VPD
- Highway 287 frontage
- Water & Sewer: City of Loveland fees for Raw Water (Cash-in-Lieu due at building permit). Loveland Water Tap Fee
- Zoned B - Developing Business
- Prime opportunity to provide dense residential that is surrounded by commercial amenities
- High average household incomes
- 3 Mile Population (2025) of 46,061
- 3 Mile Households (2025) of 19,069

// WHY LOVELAND?

1. High Demand: Loveland is experiencing a surge in population growth, driven by factors such as its small-town lifestyle, economic diversity, scenic beauty, outdoor recreational opportunities, and proximity to Denver, Ft. Collins, and mountains.

2. Limited Supply: Despite the increasing demand, the supply of available real estate in the City of Loveland is relatively limited. As a result, there is currently limited new home competition in Loveland, especially further west from I-25.

3. Strong Economy: Loveland's diverse and healthy economy, fueled by industries including technology, bioscience, energy & natural resources, advanced manufacturing, provides a solid foundation for an expanding workforce. With a growing population and a thriving business environment, there's a constant need for residential, commercial, and mixed-use developments to support the city's expanding workforce and residents.

4. Desirable Location: Loveland is a hub for regional economic, cultural, and recreational activities. Downtown Loveland is 25 minutes to Ft. Collins and Colorado State University; 30 minutes to Rocky Mountain National Park; 45 minutes to Boulder; 50 minutes to Denver International Airport, and 55 minutes to downtown Denver.

5. Quality of Life: Known for its excellent quality of life, happy residents, a thriving arts scene and favorable economic climate due to its diverse industries, Loveland sits just down the road from Rocky Mountain National Park and is built on a rich history. As Loveland and neighboring Fort Collins grow toward each other, they share a highly-educated workforce, booming economy and entrepreneurial spirit.



// **NEC & SWC OF 57TH ST. & HIGHWAY 287**
LOVELAND, COLORADO 80538

