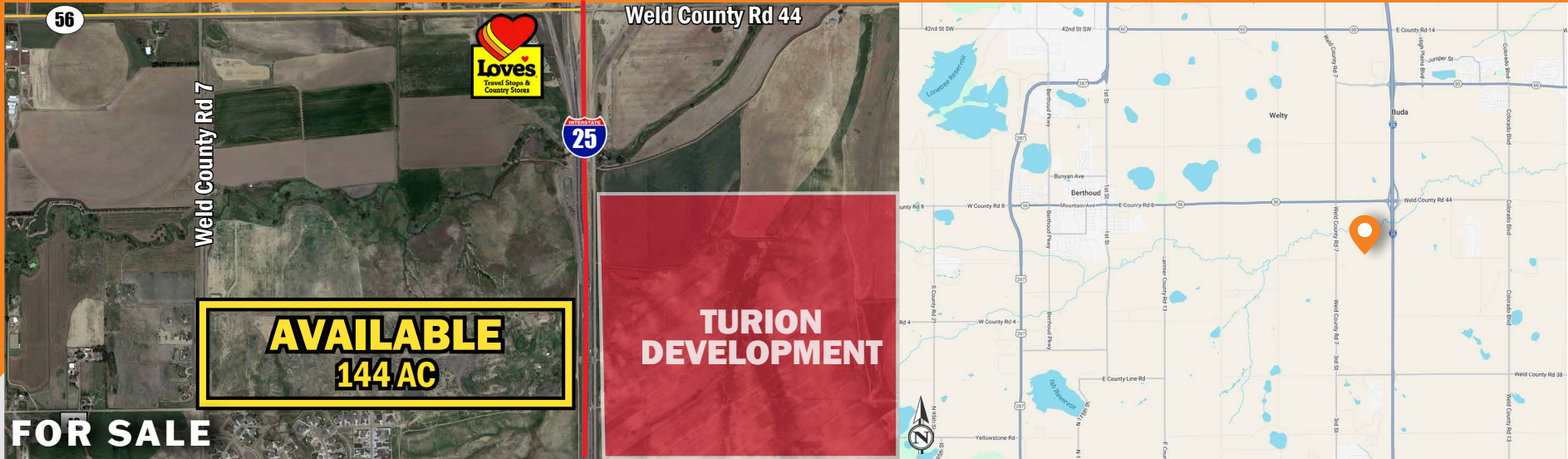


144 ACRES NEAR BERTHOUD, CO

INTERSTATE 25 & HIGHWAY 56 - BERTHOUD, COLORADO



AVAILABLE

- 144 AC

PROPERTY HIGHLIGHTS

- Directly across I-25 from 2,100 acre Bill Gates Turion Development.
- Just south of the new Buc-ee's and Ledge Rock Development.
- Great panoramic views and high visibility to I-25 with over 182,000 vehicles per day.

NEARBY RETAILERS



TRAFFIC COUNTS

On I-25 north of Highway 56	92,962 CPD
On I-25 south of Highway 56	89,597 CPD
On Highway 56 west of I-25	8,712 CPD

Source: CDOT 2025

DEMOGRAPHICS	5 MILE	10 MILE	15 MILE
POPULATION	23,887	169,891	419,641
AVERAGE HH INCOME	\$149,772	\$127,784	\$134,044
BUSINESSES	725	7,171	17,500
EMPLOYEES	4,022	53,644	126,670

Source: Applied Geographic Solutions, 2025 Estimates

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