Berthoud
COLORADO
In the heart of the dynamic Front Range. Come grow with us!
Centrally located forty (40) miles north of Denver along the fast-growing I-25 corridor, Berthoud, Colorado is a dynamic hub for retail and commercial development. Our strategic location means that in less than an hour, you can reach four major universities, the Denver International Airport (DIA), downtown Denver and over 1 million people. With a core of primary employers and retail establishments, the economic health of the community is active and growing.

Located on I-25 and U.S. 287, Berthoud is strategically located to attract a mix of retail and commercial development. Our I-25 sites lend themselves to a company wanting to attract customers from Denver to Cheyenne, WY, while the U.S. 287 corridor is perfect for the retail or commercial establishment that is focused on taking advantage of the fast-growing Berthoud community, its 16,000 VPD that travel between Fort Collins and Boulder and the Carter Lake tourist destination summer population. With available sites ranging from less than one acre to 1,600 acres, Berthoud has a site to meet just about any need.

In addition, Berthoud is a very desirable location for residential development as indicated by six (6) residential developments and the 2,000 homes currently under construction. This development coupled with the new TPC Colorado golf and residential development opening in 2018 has generated significant interest in our community. Since 2010 Berthoud's population has increased by 40% and is projected to continue increase in the foreseeable future. This housing and residential growth is attracting the interest of retail, commercial and industrial developments seeking available sites and opportunities.

As a community that prides itself on its welcoming business environment, we have streamlined our permitting process, made investments in our infrastructure and secured enough water to accommodate just about any need. We are prepared to assist you with any question you may have and make your development experience as pleasant and accommodating as possible.

After reviewing the enclosed material, I look forward to discussing why your business can be successful in Berthoud.

Walter J. Elish  
Business Development Manager  
welish@berthoud.org; 970-344-5806 (direct)
Located at an elevation of 5,030 feet, Berthoud was recently recognized as the fastest growing community along Colorado’s rapidly growing front range. This growth is the result of Berthoud being known as one of the region’s most family-friendly towns with excellent schools, quaint neighborhoods and a unique downtown charm. With easy access to larger markets and major transportation hubs, Berthoud is a prime location. This growth has also attracted the development of Colorado’s only PGA sanctioned TPC Golf Course and other retail and commercial establishments.

### Demographics and Fast Facts

**Population:** 8,889 (2017 Census)

**Population Within 20 Miles:** 608,059

**Growth 2010–2017:** 74%

**Education:**
- 97% High School Diplomas
- 29% College Degrees

**Median Household Income:** $81K

**Median Home Value:** $440K

**Increase in home prices since last year:** 9%

**Surrounded by Innovation**

Berthoud is located between two of Colorado’s largest college campuses - Colorado State University in Fort Collins and the University of Colorado Boulder. Both schools are innovation-focused and technology transfer powerhouses that spin off dozens of companies annually.

### COME TALK TO US!

With a variety of active development sites, there really is something for everyone interested in the commercial, industrial and residential development industry. Contact us today for tours of our most compelling sites that match your development needs. Investing in Berthoud has never been so rewarding.

**Business Development Manager:** 970-344-5806
Located in one of the fastest growing areas of the country, Berthoud has a future filled with development opportunities. Over the last several years, investments have been made in infrastructure to accommodate decades of future development and growth, including roads, water system improvements and fiber optic technology.

**Traffic**

- **Interstate 25**: 83,000 VPD
- **State Highway 56**: 9,100 VPD
- **State Highway 287**: 19,000 VPD

**Regional Population:**

2.5M people within 60 minutes

**TRAVEL TIMES**

Berthoud is 46 miles north of Denver and has access to 2.5 million people within a 60-minute drive. Located on the highly-traveled I-25 corridor, Berthoud is comfortably convenient to major air and land transportation.

- Fort Collins and Colorado State University: 35 minutes
- Boulder and the University of Colorado: 45 minutes
- Denver International Airport: 50 minutes
- Denver: 1 hour
With Berthoud’s central location, a population of 119,000 people live within a 15 minute drive of the Town and 481,000 people live within a 30 minute drive.
MAP 1: Bader Farm, PrairieStar and Heron Pointe 2

AVAILABLE LAND
➊ 38.5 acres
  Jake Hallauer; jakeh@affinityrepartners.com
➋ 8.3 acres
  Zander Rodriguez; zander.rodriguez@dhlb.com
➌ 3.16 acres
  Bob Dehn; BDehn@frontrangefire.net

SUMMARY
Rapidly growing area with 7,000 homes in some phase of development.

Proximity to Heron Lakes Development featuring TPC Colorado golf course, 1,600 single family homes, parkland and open space.

Zoned for general commercial development.

POPULATION (VIA ESRI)
10 min: 14,971
20 min: 175,536
30 min: 194,289
MAP 2: Berthoud Commons, Ludlow Farm, Safeway and Gateway

AVAILABLE LAND

1. 8.1 acres, 6 pad sites
   Mark Richter; mrichter7@gmail.com

2. 303 acres
   Greg Ludlow; LudlowGreg@comcast.net

3. 20.61 acres in 9 plotted lots.
   Tony Pierangeli; tony.pierangeli@srse.com

4. 6.68 acres
   Mitchell H. Zatz; mitch.zatz@am.jll.com

5. 10 acres
   Chris C. Hau; chrishau@thegroupinc.com

6. 2.7 acres
   Chris C. Hau; chrishau@thegroupinc.com

SUMMARY

Located along two thoroughfares through Town, these sites are in close proximity to downtown Berthoud, the central area featuring a grocery store, franchises and independent businesses.

These sites are nearby a rapidly growing area of town with 7,000 homes in some phase of development.

POPULATION (VIA ESRI)

10 min: 14,971
20 min: 175,536
30 min: 194,280
MAP 3: M & C Real Estate and Wilson Ranch

AVAILABLE LAND

➊ 105 acres
Donald Waterlander;
dwaterlander@samuraillc.com

➋ 1,600 acres
Jason Henderson
jasonh@bmgigroup.com

SUMMARY
With our largest available parcels and our heaviest traffic, I-25 is continuing to become a prime commercial district in the Town.

Wilson Ranch is a master planned community consisting of 4,000 homes and 5.3 M square feet of mixed use commercial, retail, office and light industrial development.

POPULATION (VIA ESRI)
10 min: 22,424
20 min: 227,670
30 min: 555,147