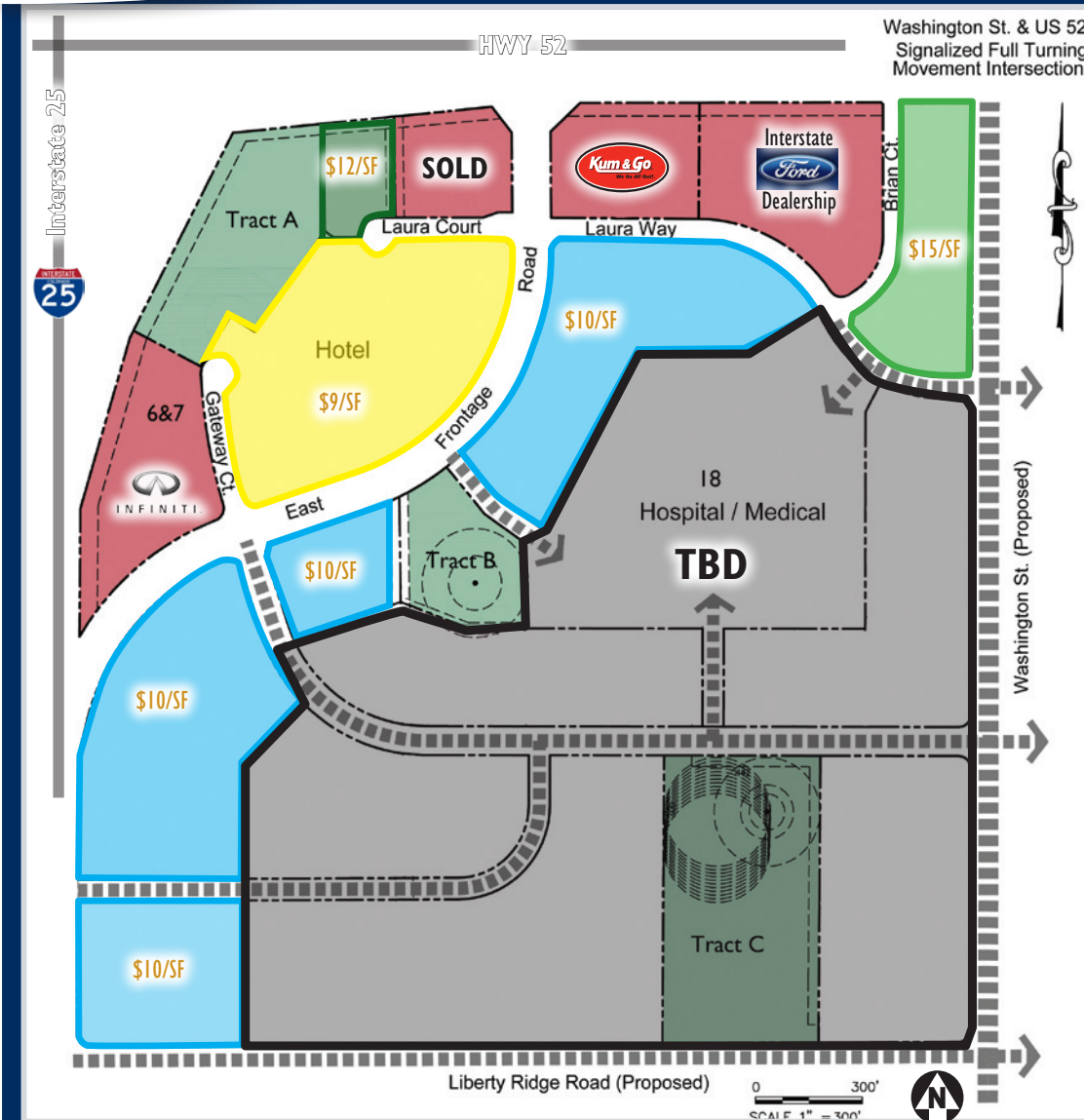


130 Acres I-25 Land



DACONO GATEWAY CENTRE

I-25 & HWY 52, DACONO, CO

ZONING: CR, Commercial Residential District
I-L, Light Industrial

FEATURES:

- All utilities on site
- Possible uses include: retail, medical office, multi-family or assisted living

COMMUNITY PROFILE:

Dacono Gateway Centre is a 132 acre mixed-use retail property situated at the gateway to the City of Dacono, Colorado. Comprising the entire southeast quadrant of I-25 and SR 52, this project commands extensive frontage on both the Interstate and the "going home" side of Highway 52.

The city of Dacono is actively working to entice major retailers. As an incentive, the City has agreed to issue a sales tax rebate.

Halfway between downtown Denver and the northern Colorado communities of Fort Collins, Greeley, and Loveland, Dacono Gateway Centre is a logical location for all regional retailers, medical offices, multi-family, and assisted living facilities.

Dacono is well-positioned to take advantage of the burgeoning growth along the I-25 corridor and is located in Weld County in the tri-town area of Dacono, Firestone and Frederick.

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Information contained herein is not guaranteed. Buyer/Tenant and Seller/Landlord are advised to verify all information. Price, terms and information are subject to change.

DACONO GATEWAY CENTRE

I-25 & HWY 52, DACONO, CO

REALTEC LISTING
FOR SALE



- 1** Longmont United Hospital
 - Under Construction
- 2** Silver Peaks Business Park
 - 200 Acre Industrial Office
- 3** Children's Hospital
- 4** Northlands
 - Best Buy, Whole Foods, Sports Authority, REI, Screenworks, Qdoba
- 5** Anthem
 - 900+ Acres Mixed-Use
 - Poudre Valley Health Systems
- 6** Larkridge
 - Costco, Sears Grand, Home Depot, Dick's Sporting Goods, PetsMart, Pier 1 Imports, OfficeMax, Bed Bath & Beyond, Circuit City, Village Inn, Goodtimes, Heidi's Deli

DEMOGRAPHICS

DISTANCE	5-MILES	10-MILES	20-MILES
POPULATION:			
2000	10,014	59,441	724,077
2007	18,086	98,396	854,564
2012	23,366	128,076	948,510
PER CAPITA INCOME:			
2000	\$19,295	\$21,865	\$24,251
2007	\$25,024	\$30,542	\$31,726
2012	\$29,383	\$38,557	\$38,142
HOUSING UNITS:			
2000	3,670	20,483	275,645
2007	6,876	35,951	336,197
2012	8,963	47,909	380,042

TRAFFIC COUNTS

- 35,213 VPD East of I-25 on Hwy 52
- 78,200 VPD on I-25

HIGHLIGHTS

- 30 miles from DIA
- 24 miles from downtown Denver
- 12.5 miles front downtown Longmont
- 2,600 feet of frontage on I-25
- 2,264 feet of frontage on Hwy 52

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