



## QUICK FACTS

### Timnath, Colorado

- 182 acres of prime real estate zoned, available, and ready, for primary employer and retail development
- Affluent, family-oriented community with rural flavor at major interchange of Interstate 25 and Harmony Rd, with easy access to major employers and services
- Served by:  
Outstanding Poudre School District, Larimer County Services, Poudre Fire Authority, professionally staffed Timnath Police Department and excellent utility providers
- Average Household Income - \$140,316
- Median Disposable Income - \$88,724
- 2-Vehicle Households
- Consumer Profile:
  - Soccer Moms (34.8%)
  - Enterprising Professionals (31.%)
  - Savvy Suburbanites (100%)
  - Highly Educated Workforce

### Our Community Vision Includes:

- Services & Retail (from boutique to big box)
- Artisan Shops
- Unique Dining & Craft Breweries
- Farmers Market & Old Town District
- Entertainment Venues
- Riverwalk Development
- Primary Employers / Bio / Hi-Tech
- Parks & Trail Connectivity
- Public/Private Partnerships
- Community Events

Well managed growth and creativity currently transforming a small town into an energetic and vibrant community.



**Jeff Scheidemantle, *COSTCO General Manager***  
 “We are thrilled to be in Timnath, they made the process easy, welcomed us to the community, and our stores performance at this location is outstanding. We were one of our best new openings, and traffic and sales are well above projections. We made the right choice in Timnath.”



**Mark Siffring, *Freddy’s Frozen Custard & Steakhburgers - Franchise Owner***  
 “Clearly the demographics, the traffic count, the population base, housing increase, and retail neighbors made this a very desirable site.”



**Don Taranto, *Town Engineer***  
 “I don’t know that it gets much better. We’re at I-25 and Harmony Road – the crossroads of some of the largest areas in Northern Colorado. I think we’re incredibly well positioned, from a location standpoint, and we’re in the middle of one of the strongest economies in the country. The opportunities are amazing.”



**April Getchius, *Town Manager***  
 “We have a business savvy Town Council that understands what it costs and what drives a business location decision, and a dedicated staff that works very hard to make it easy to do business in Timnath.”

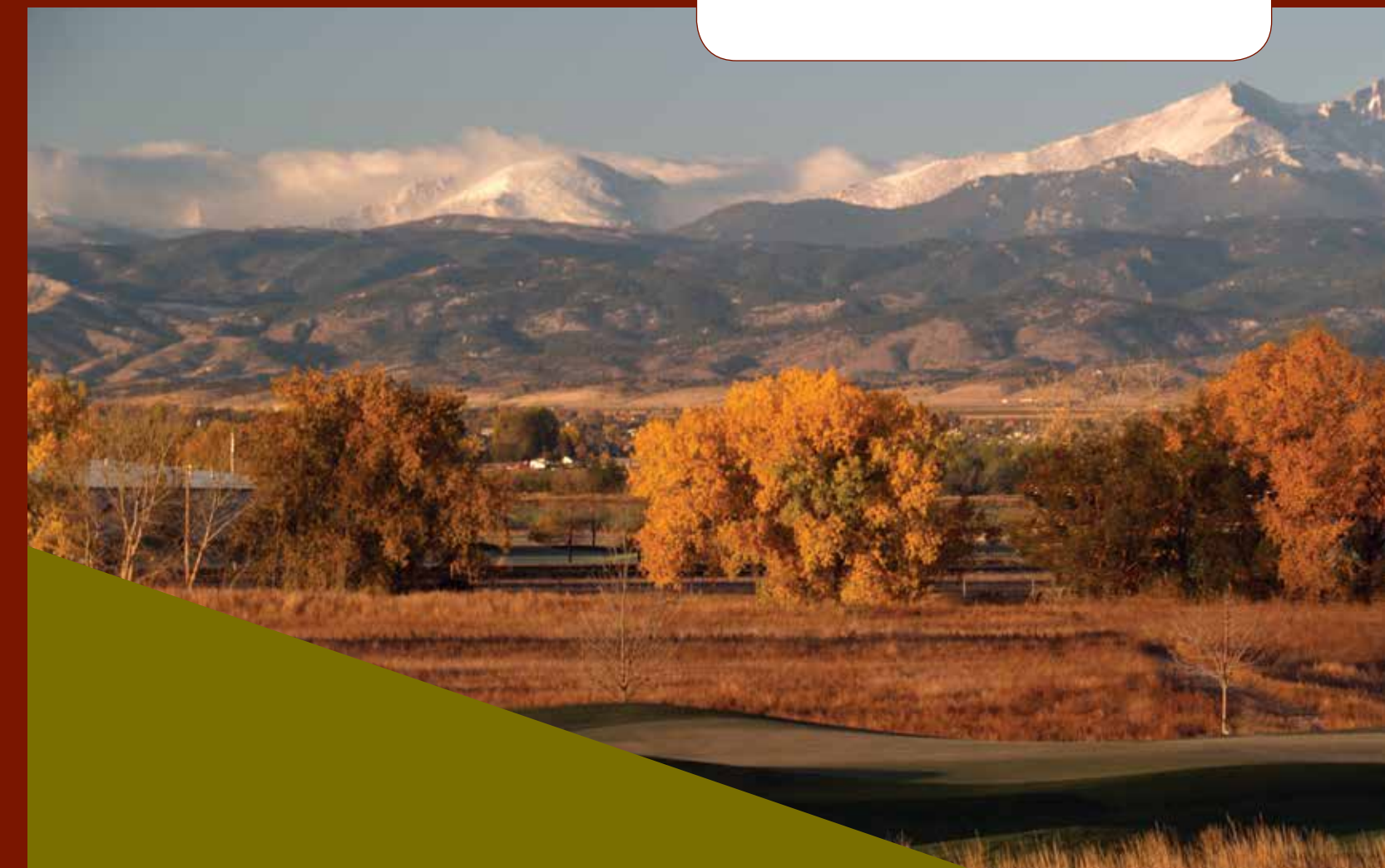


**Jill Grossman-Belisle, *Mayor***  
 “When it comes to public/private partnerships, our professional council understands that it requires innovation and an investment on our part to attract the right businesses to our community. We are prepared to act quickly and with flexibility, working together with quality partners, to realize our long-term vision of creating great economic development opportunities and making them come to fruition.”



Timnath.Org  
970-224-3211

## 2017 REPORT Timnath, Colorado

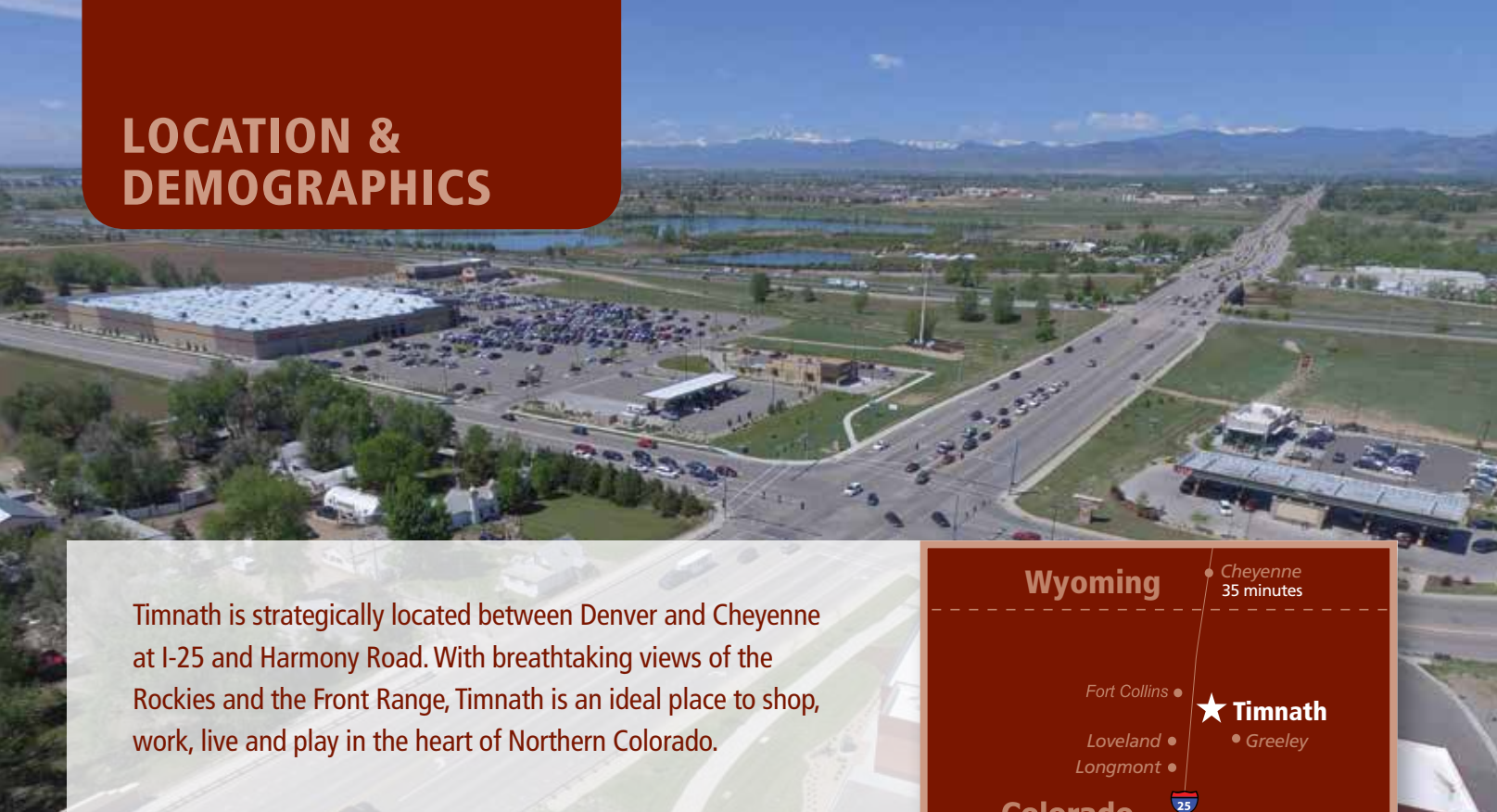


Building on History, Community and Prosperity.

With a clear vision for today and the future.

Timnath — Your Destination Community!

## LOCATION & DEMOGRAPHICS



Timnath is strategically located between Denver and Cheyenne at I-25 and Harmony Road. With breathtaking views of the Rockies and the Front Range, Timnath is an ideal place to shop, work, live and play in the heart of Northern Colorado.



## COMMUNITY VISION



## GAP ANALYSIS/ COMMERCIAL ZONED FOCUS PROPERTIES

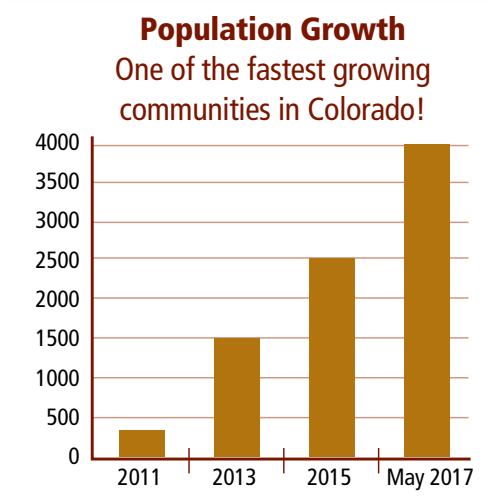
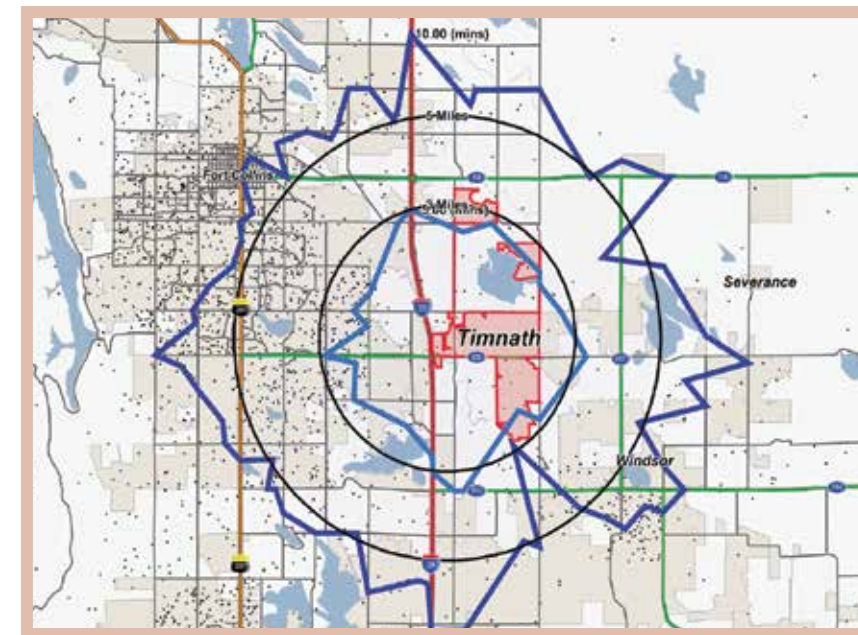
Employees, shoppers, and residents come from all directions (160,000+ VPD at interchange), especially from Fort Collins, Loveland and Cheyenne. There is great interest in attracting new service and retail businesses (as illustrated in the Gap Summary) and primary employers (as noted below). In addition, the community of Timnath is primed to become a regional destination for unique dining, shopping, entertainment, recreation and career opportunities.

### Primary Employer Location Opportunities:

- High Tech
- Bio Tech
- Innovation Developers
- Clean Industries
- Medical Clinics and Services
- Office Building and Professional Services

## Retail GAP Summary

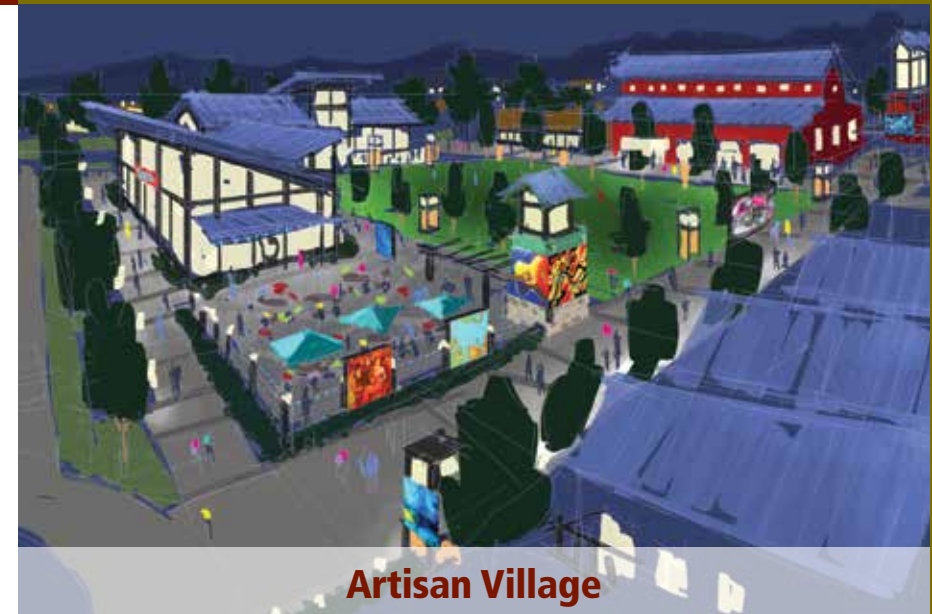
Retail Stores	Opportunity Gap
Supermarkets/Grocery (Except Convenience)	\$21,873,098
Full-Service Restaurants	\$10,173,782
Home Centers	\$8,445,538
Pharmacies & Drug Stores	\$8,202,957
Limited-Service Restaurants	\$8,104,334
Family Clothing Stores	\$3,908,393
Automotive Parts/Accessories, Tire Stores	\$2,450,083
Furniture Stores	\$2,075,665
Hardware Stores	\$2,052,899
Women's Clothing Stores	\$1,612,415
Home Furnishing Stores	\$1,507,395
Office Supplies, Stationery, Gift Stores	\$1,269,894
Shoe Stores	\$1,257,978



The current **Median Household Income** for Timnath, Colorado is **\$112,000.\***  
\*esri.com

3 Mile Radius	5 Minute Drive Time
2016 Population ..... 19,041	2016 Population ..... 4,467
Total # of Employees ..... 12,375	Total # of Employees ..... 4,410
Average HH Income ..... \$113,011	Average HH Income ..... \$118,941
5 Mile Radius	10 Minute Drive Time
2016 Population ..... 75,718	2016 Population ..... 55,200
Total # of Employees ..... 49,145	Total # of Employees ..... 46,053
Average HH Income ..... \$99,042	Average HH Income ..... \$104,517

- ### Top Area Employers
- Medical Center of the Rockies
  - S&C Resale Company
  - Banner Health
  - Colorado State University
  - Woodward Inc.
  - Aramark Corp.
  - Hach Company
  - Advanced Energy Industries
  - Anheuser-Busch
  - Costco



Timnath has embraced change and growth and has a clear vision for the future.

