

2015 REPORT
Timnath, Colorado



Building on History, Community and Prosperity.
With a clear vision for today and the future.
Timnath — Your Destination Community!

Timnath.Org
970-224-3211



QUICK FACTS

Timnath, Colorado (5 mile radius)

- Median Household Income - \$81,695
(5-year projection - \$96,491)
- Median Disposable Income - \$64,087
- Who are your shoppers?
 - Soccer Moms (34.8%)
 - Enterprising Professionals (31.%)
 - Savvy Suburbanites (100%)
- Affluent, family-oriented community with rural flavor right on I-25 and Harmony Exit with easy access to major employers and services
- 2 vehicle households
- Served by outstanding Poudre School District, Larimer County Services, Poudre Fire Authority and excellent utility providers
- Highly educated workforce
- Commercial land available for primary employers and retail

Our Community Vision Includes:

Services & Retail (from boutique to big box)

Artisan Shops

Unique Dining & Breweries

Farmers Market & Old Town District

Entertainment Venues

Riverwalk Development

Primary Employers / Bio / Hi-Tech

Parks & Trail Connectivity

Private/Public Partnerships

Community Events



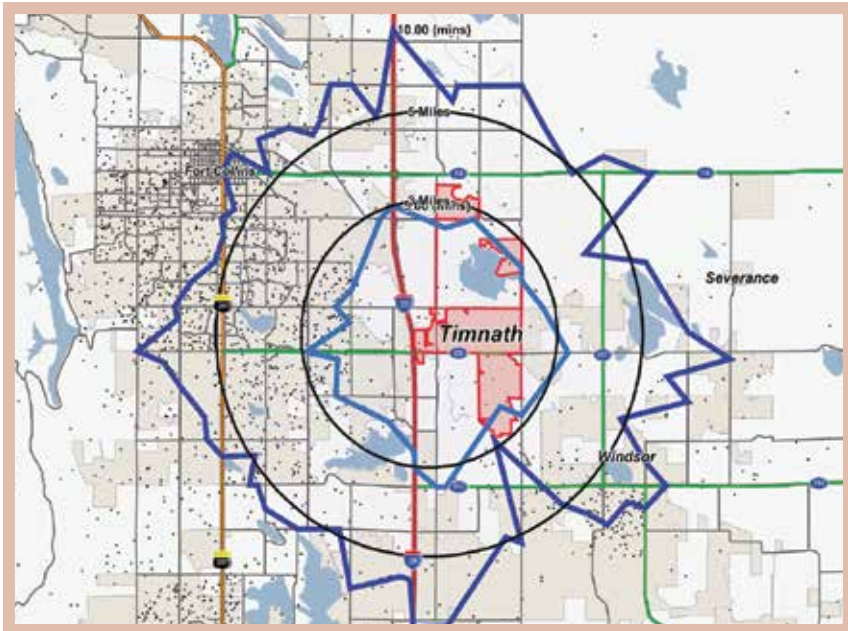
**Detailed
information on your
flash drive!**

If your drive has been misplaced, or you need additional copies, please visit Timnath.Org/business or call 970-224-3211.

LOCATION & DEMOGRAPHICS

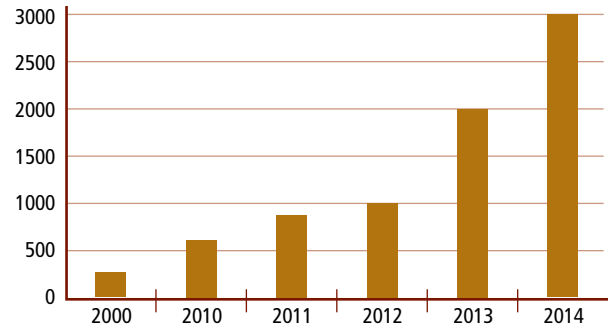


Timnath is strategically located between Fort Collins, Loveland and Greeley, Colorado and Cheyenne, Wyoming. With breathtaking views of the Rockies & the Front Range, Timnath is a strategic location on the map of Northern Colorado. It's an ideal place to shop, work, live and play, right at I-25.



Population Growth

One of the fastest growing communities in Colorado!



3 Mile Radius

2014 Est. Population 20,738
 Total # of Employees 11,312
 Median HH Income \$81,695

5 Mile Radius

2014 Est. Population 78,158
 Total # of Employees 55,758
 Median HH Income \$68,715

5 Minute Drive Time

2014 Est. Population 1,382
 Total # of Employees 1,227
 Median HH Income \$106,351

10 Minute Drive Time

2014 Est. Population 59,960
 Total # of Employees 40,687
 Median HH Income \$76,169

The current **Median Household Income** for Timnath, Colorado is **\$81,695**. The **five-year projection** for Median Household Income in Timnath is **\$96,491**. **This represents an increase of 18.1%.**

Top Area Employers

- Colorado State University
- University of Northern Colorado
- Hewlett Packard
- Intel
- Anheuser Busch
- University of Colorado Health
- Banner Health
- Woodward
- Costco
- Rocky Mtn Innosphere

COMMUNITY VISION



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



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

Your Key to Everything
Timnath!

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GAP ANALYSIS/ FOCUS PROPERTIES

Retail GAP Summary – 10 Minute Drive Time

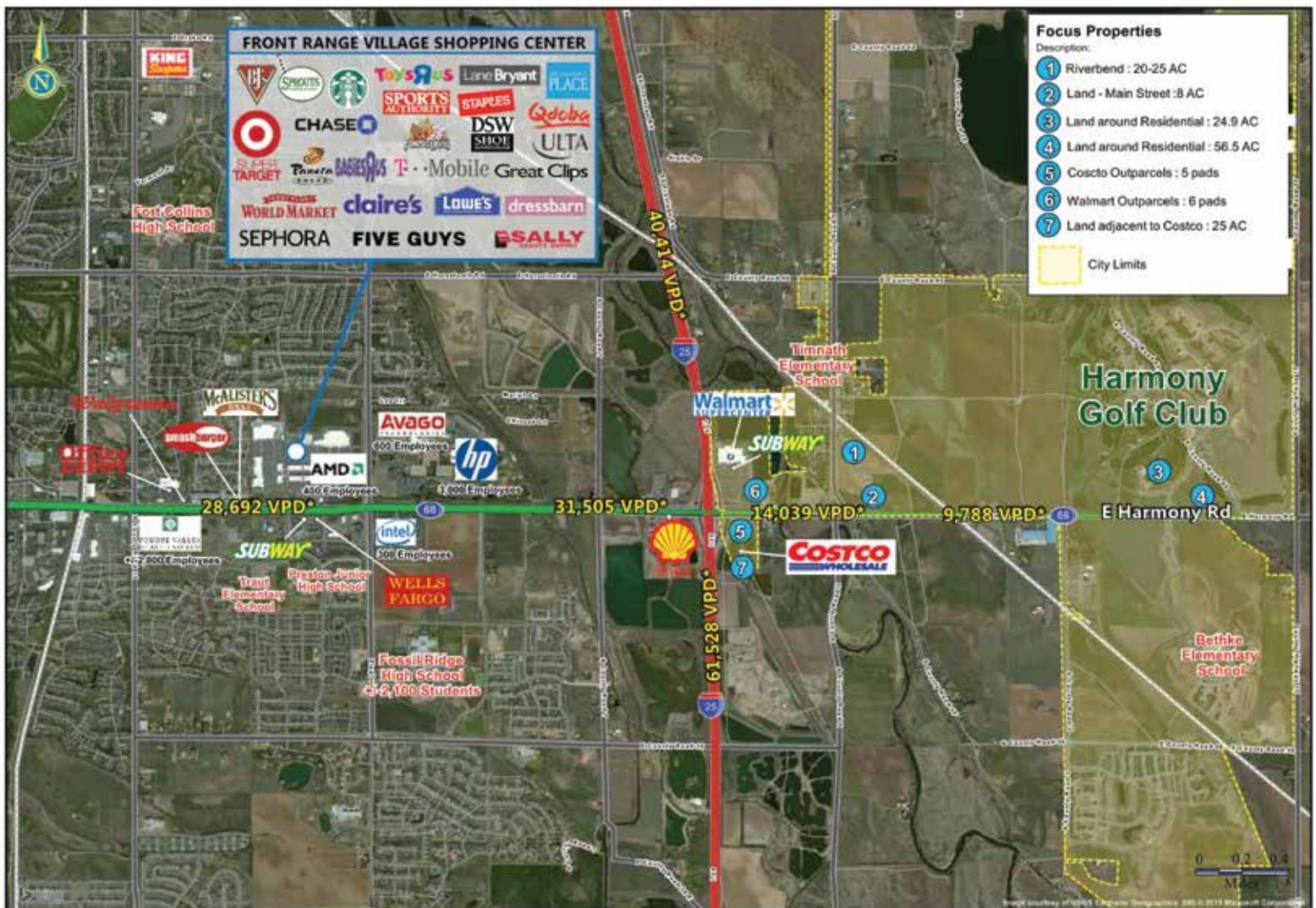
Retail Stores	Opportunity Gap
Supermarkets/Grocery Stores	\$25,054,060
General Merchandise Stores	\$22,350,385
Pharmacies and Drug Stores	\$14,552,184
Auto Parts/Accessories, Tire Stores	\$7,589,379
Hardware Stores	\$5,675,611
Family Clothing Stores	\$4,058,955
Appliances, TVs, Electronics Stores	\$3,937,515
Lawn, Garden Equipment, Supplies Stores	\$2,974,275
Total	\$86,192,364

Employees, shoppers, and residents come from all directions (140,000+ 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
- Entrepreneurial Software and Innovation Developers
- Clean Industries
- Medical Clinics and Services
- Professional Services

Public/Private Partnerships to make your location in Timnath a reality!





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. You've got I-25 and Harmony Road that is the crossroads of some of the largest commercial areas in Northern Colorado...we are incredibly well positioned and with that comes the opportunities."

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 for businesses 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."



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