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
• Median Disposable Income - $88,724
• 2 Vehicle Households
• Consumer Profile:
  – Soccer Moms (34.9%)
  – Entrepreners (31.6%)
  – 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 very welcoming to the community, and our store performance at the 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 Siffing, Freddy’s Frozen Custard & Steakburgers – 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 an 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 it takes to attract business–based decisions, 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.”

Building on History, Community and Prosperity.

With a clear vision for today and the future.

Timnath — Your Destination Community!
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.

**3 Mile Radius**
- 2016 Population: 19,041
- Total # of Employees: 12,375
- Average HH Income: $113,011

**5 Mile Radius**
- 2016 Population: 75,718
- Total # of Employees: 49,145
- Average HH Income: $99,042

**5 Minute Drive Time**
- 2016 Population: 4,467
- Total # of Employees: 4,410
- Average HH Income: $118,941

**10 Minute Drive Time**
- 2016 Population: 55,200
- Total # of Employees: 46,053
- Average HH Income: $104,517

**Population Growth**
- One of the fastest growing communities in Colorado!

**Top Area Employers**
- High Tech
- Bio Tech
- Innovation Developers
- Clean Industries
- Medical/Clinics and Services
- Office Building and Professional Services

**Primary Employer Location Opportunities:**
- Medical Center of the Rockies
- S&C Resale Company
- Banner Health
- Colorado State University
- Woodward Inc.
- Aramark Corp.
- Hach Company
- Advanced Energy Industries
- Aurora BioResearch
- Anheuser-Busch
- Costco
- Colorado State University
- CU Anschutz Medical Campus
- University of Colorado System
- Inova-Old Town
- Out West

**Artisan Village**
A unique and vibrant mixed-use development located in the heart of Timnath.

**Creative District**
A vibrant arts and cultural district located in Timnath.

**GAP ANALYSIS/COMMERICALLY 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 poised to become a regional destination for unique dining, shopping, entertainment, recreation and career opportunities.**

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