

2018 REPORT
Timnath, Colorado

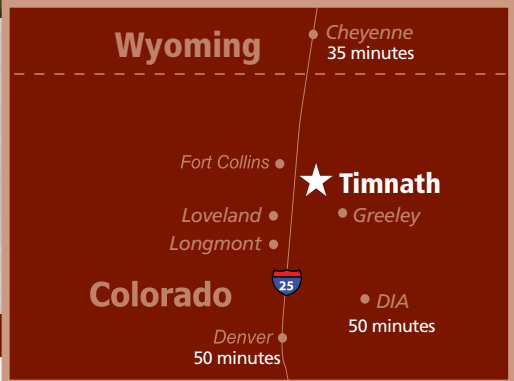


For more information, please contact:
April D. Getchius AICP
Town Manager

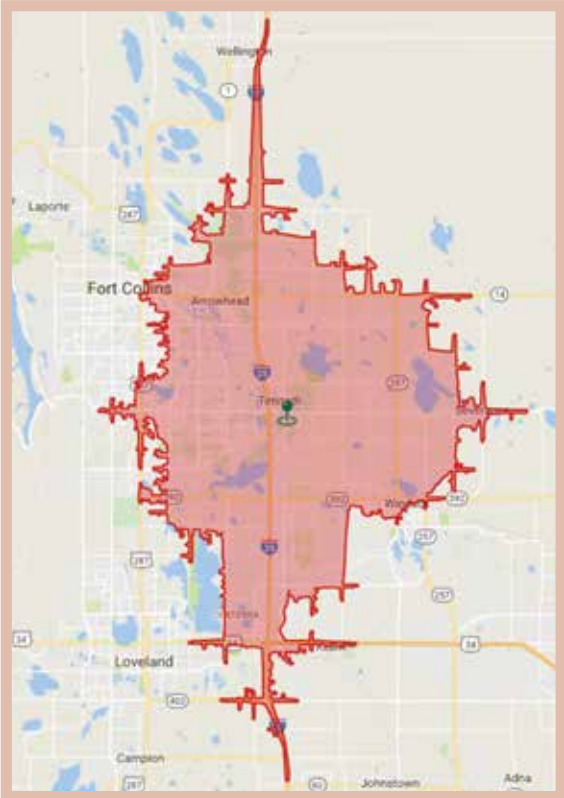
agetchius@timnathgov.com | Timnath.Org | 970-224-3211



Timnath is strategically located between Denver and Cheyenne, adjacent to Ft. Collins, 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.



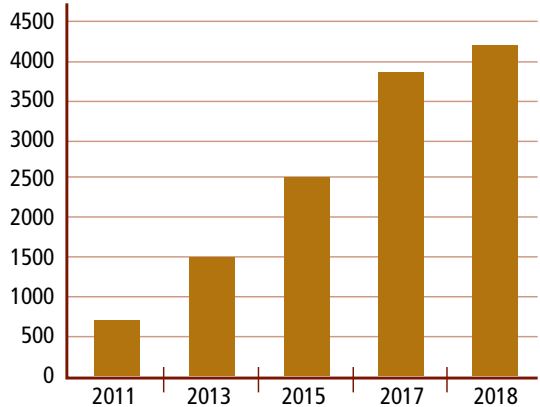
LOCATION & DEMOGRAPHICS



- 15 Minute Trade Area**
- Population: 95,081
 - Average Income: \$98,887
 - 93% of Timnath Shoppers Are Non-Residents

Population Growth

One of the fastest growing communities in Colorado!



The current **Average Household Income** for Timnath, Colorado is **\$139,788.***
Median Home Value: \$428,000

*esri.com

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

UNDENIABLE GROWTH

TIMNATH FIRE STATION AND
FUTURE TOWN ADMINISTRATION
BUILDING

"The Neenan Company is proud to bring the first neighborhood commercial development to the Town of Timnath. The Town officials have been instrumental, helping to ensure a smooth process from the project's initial vision to our recent groundbreaking. Timnath is experiencing undeniable growth, and we're honored to deliver a first-of-its-kind mixed-use retail center focused on offering local entrepreneurs the opportunity to own and operate their commercial property."

- Randy Myers, Director of Real Estate, The Neenan Company



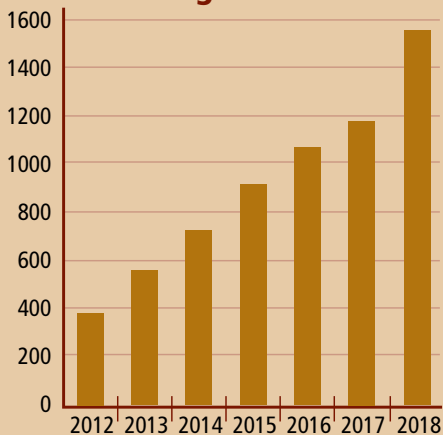
Artisan Village

COMMUNITY VISION



Creative District

Housing Unit Growth



COMMERCIALLY ZONED FOCUS PROPERTIES

Employees, shoppers, and residents come from all directions (232,587+ 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:

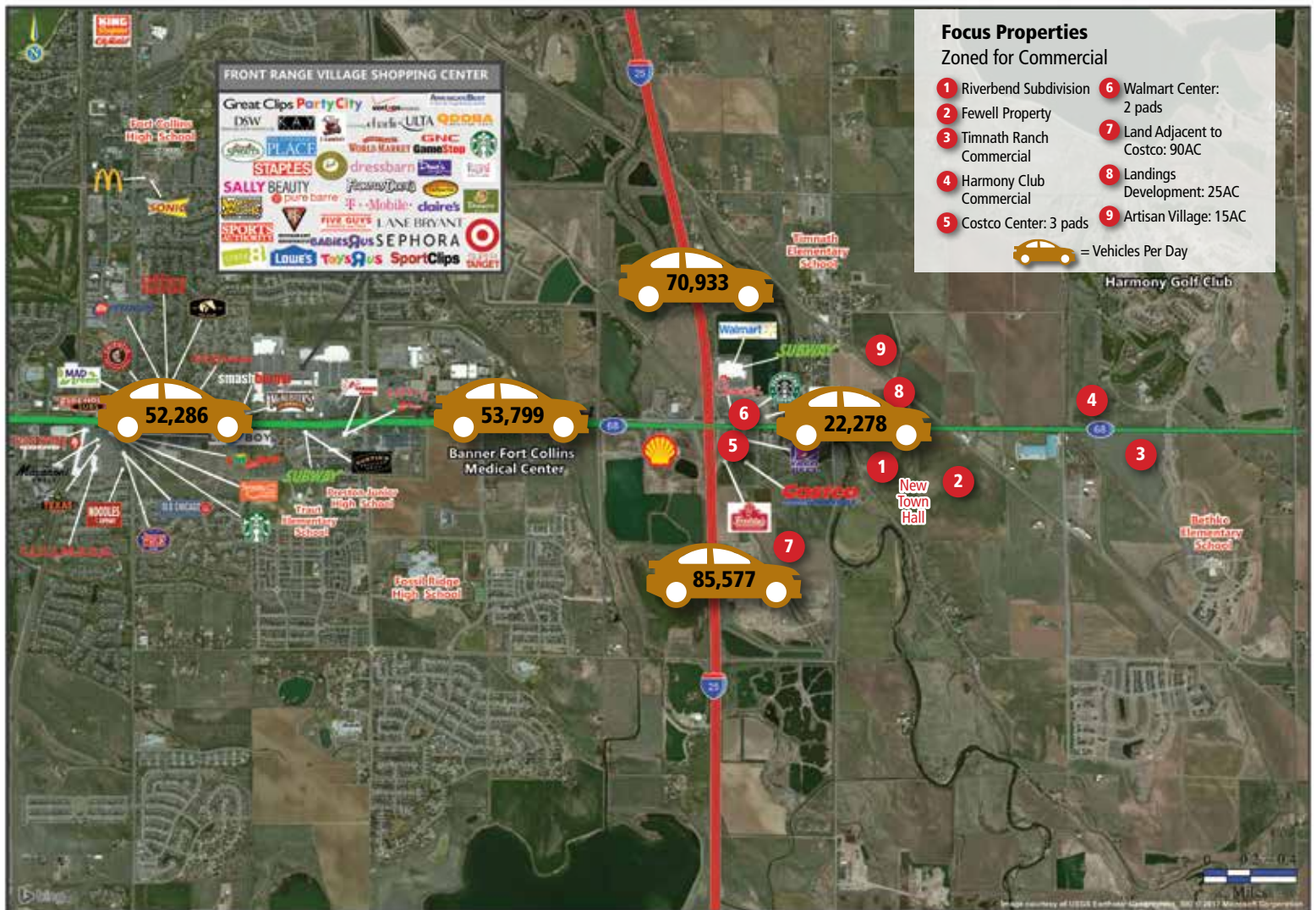
- High Tech
- Bio Tech
- Innovation Developers
- Clean Industries
- Medical Clinics and Services
- Office Building and Professional Services

TOP RETAIL MATCHES

- **Restaurants**
 - Steakhouses
 - High-End Specialty Sandwich and Pizza
- **Pharmacy**
- **Grocery Store**
- **Fitness**
- **Home Décor**

Building on History, Community and Prosperity.
With a clear vision for today and the future.

Timnath — Your Destination Community!



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 - \$139,788
- Median Disposable Income - \$88,724
- 2-Vehicle Households

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

Our Demographics:



POWER ELITE – 25.02%

- Estimated Income: \$250,000+
- Wealthy
- Highly Educated
- Well Invested
- Charitable Givers
- Active & Fit



PROMISING FAMILIES – 28.67%

- Estimated Income: \$75,000 - \$99,000
- Child-Rearing Activities
- No-Worry Spenders
- Credit Aware
- Comfortable Lifestyle



BOOMING WITH CONFIDENCE – 19.39%

- Estimated Income: \$75,000 - \$99,000
- Suburban City
- Politically Independent
- Nature Enthusiasts
- Patriotic
- 60's/70's Music Lovers



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 & 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 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."



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