

Retail Development Evans, Colorado

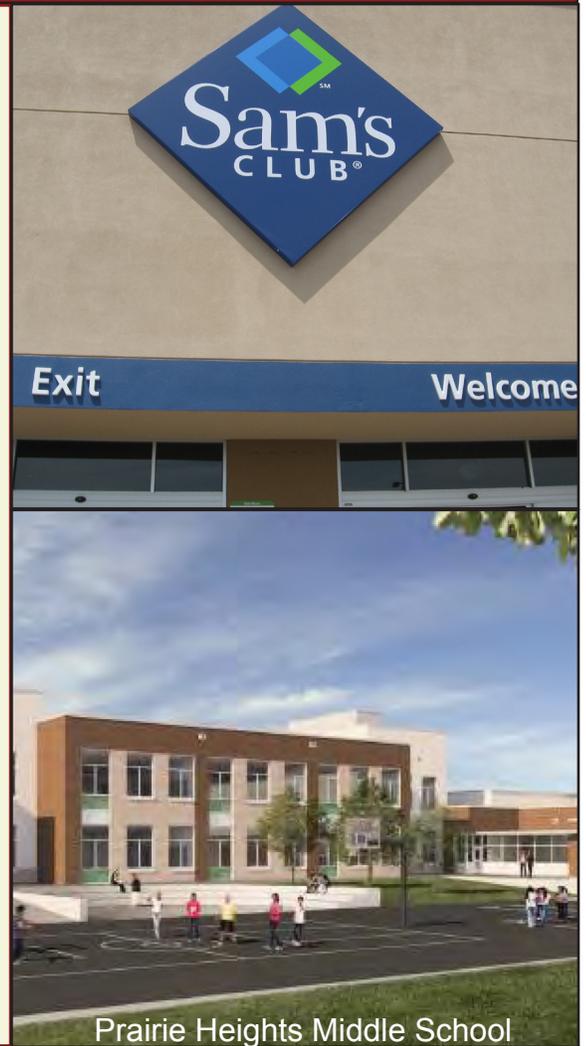


Located at Highway 85 and 31st Street in Evans, Colorado, the first phase of this project encompasses nearly 12 acres with more than 150,000 square feet of future retail development. Incorporating beautification and walkability with an urban-rustic atmosphere, the project will create community gathering places for residents and visitors alike to enjoy shopping, dining and entertainment.

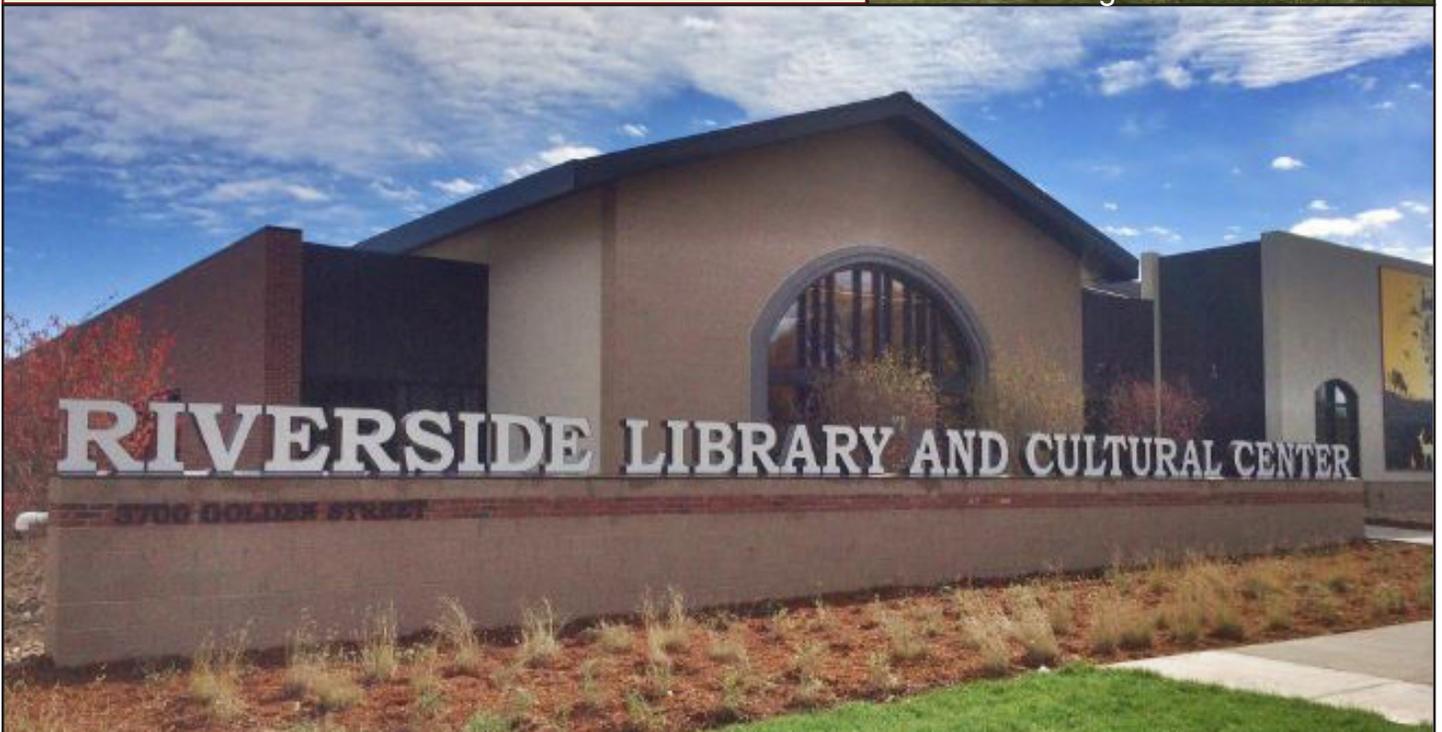
Contact: Sheryl Trent (970) 475-1112 or strent@evanscolorado.gov

Why Evans?

- Fastest growing Metropolitan Statistical Area in the U.S.
- Centrally located within oil/gas production with major nearby employers including Anadarko Petroleum, JBS Swift & Co., North Colorado Medical Center, Vestas and State Farm.
- Highway 85 corridor has 35,000 vehicles daily.
- Intersection of Highway 85 and Highway 34 minutes away.
- Quality of life and recreational opportunities with the South Platte River, walk/bike trails and a dozen parks.
- Range of housing options.
- Close proximity to colleges and universities including University of Northern Colorado and Aims Community College and short drive to Front Range Community College and Colorado State University.
- City of Evans is forward thinking, business friendly and offers a wide range of incentives as well as competitive real estate property tax.
- Site located within the Evans Redevelopment Agency.
- Riverside Library and Cultural Center offers meeting rooms and state of the art technology.

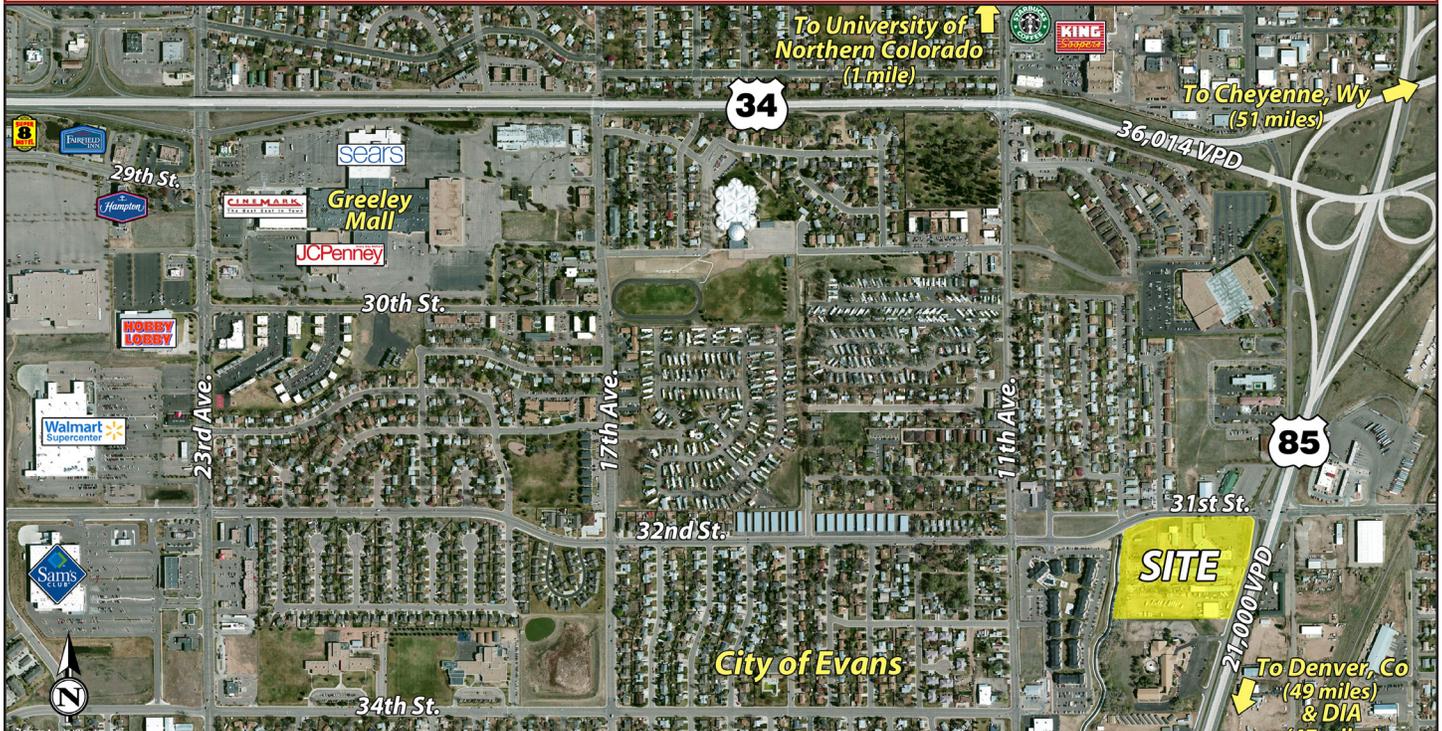


Prairie Heights Middle School



Contact: Sheryl Trent (970) 475-1112 or strent@evanscolorado.gov

Retail Development Anchor, In-line and Pad Sites



Site Information

Location: State Highways 85 and 34

Size: 150,000 + Sq. Ft. Retail Development

Land: 11.68 acres

Building Coverage: 22.44%

Traffic Counts: Approx. 35,000 vehicles a day

Transportation: Near two major routes, access to the Union Pacific Railroad and spurs

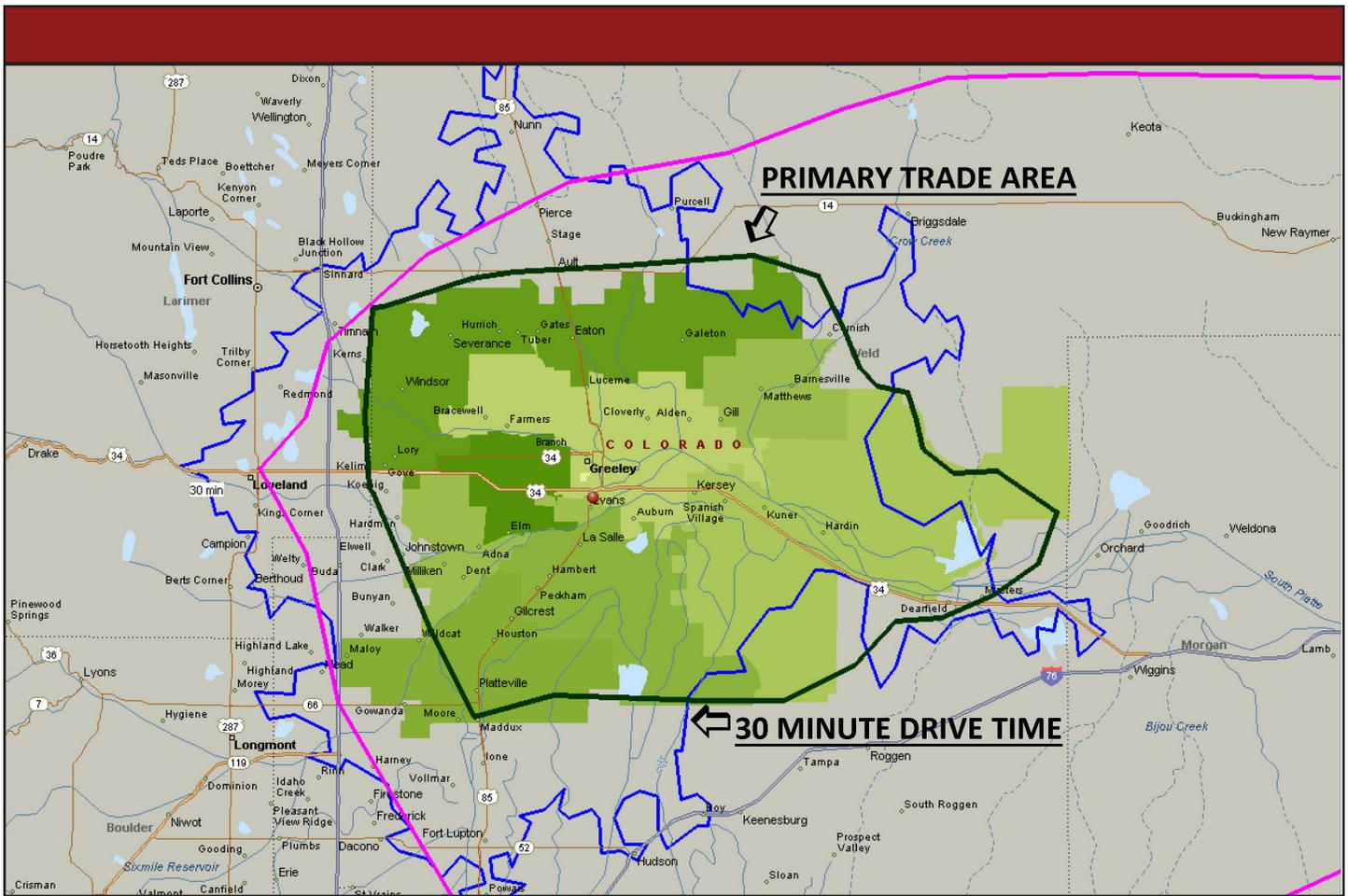
Demographics

Population: 19,944 in Evans/110,000 in area

Income: \$54,578 median household income

Education: Nearly 15% have a bachelor's degree or higher

Contact: Sheryl Trent (970) 475-1112 or strent@evanscolorado.gov



Regional Attractions

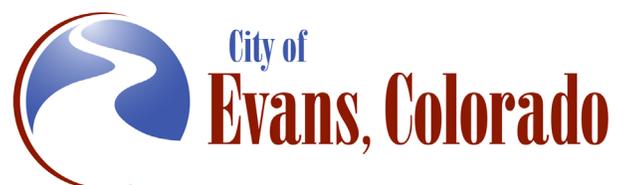
Growth: 263,691 population in Weld County that grew by nearly 40% from 2000 to 2010.

Education: 25 public schools in school district.

Nearby Cities: Seven large cities in a 60 mile radius, including Greeley, Longmont, Loveland, Fort Collins, Boulder, Cheyenne and Denver.

Proximity: One hour drive to Denver, DIA and Cheyenne, just over an hour's drive to Rocky Mountain National Park.

Regional Industries: Manufacturing, energy production, medical, telecom, agriculture, warehousing, health and wellness, education, alternative energies, insurance, banking and construction.



Contact: Sheryl Trent (970) 475-1112 or strent@evanscolorado.gov