

RESIDENTIAL BUILDING ACTIVITIES

SINGLE FAMILY

- 1. Heron Lakes - 1,600 Lots & 18 Hole Golf Course
- 2. Heron Pointe - 179 Lots & 128 multi family units
- 3. Easthaven - 563 Lots
- 4. Westhaven - 129 Lots
- 5. Rosefarm - 123 Lots & 83 Multi Family Units
- 6. Heritage Ridge - 170 Lots
- 7. Vantage - 11 Lots
- 8. PrairieStar - 854 residential units - 389 single family +195 carriage units
- 9. Hammond Farm - 400 Lots
- 10. Aspen Knolls - Proposed single family residential development
- 11. The Ridge at Thompson Valley - 152 residential lots
- 12. Horizon Hills - 268 manufactured housing lots
- 13. O'Malley Glen - 485 Housing lots
- 14. Green Acres - 205 housing units
- 15. Wilson Ranch (SEC of I25 & Hwy 56) - up to 4,000 residential lots
- 16. Vintage Home & Land - Future residential development

TRAFFIC COUNTS (2022)

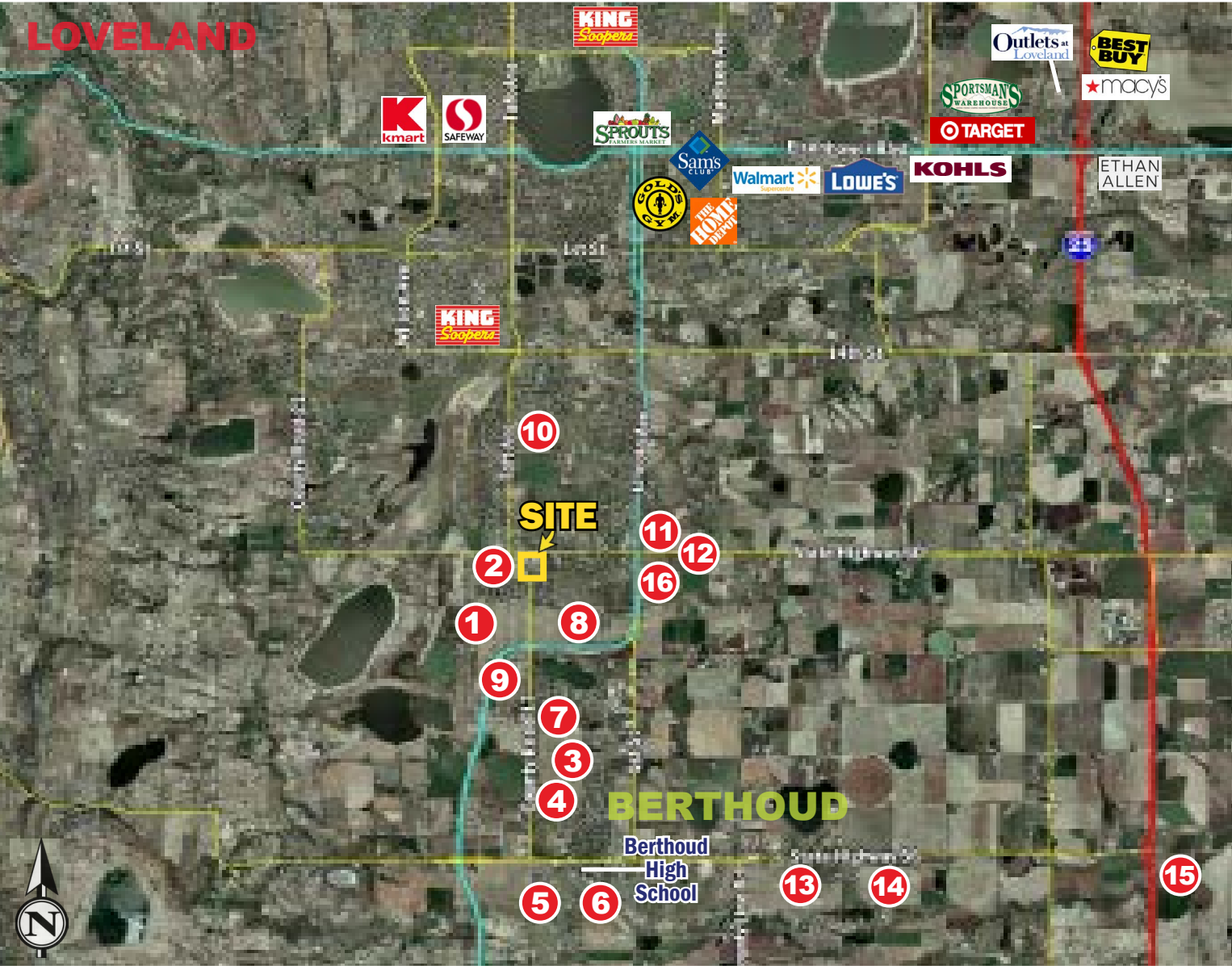
On US 287 north of Berthoud Pkwy (Both directions)	25,528 Cars/day
On US 287 south of Berthoud Pkwy (Both directions)	22,563 Cars/day
On Berthoud Pkwy south of Co Rd 14 (Both directions)	14,022 Cars/day

Source: CDOT 2025

TRAFFIC COUNTS (At Build-Out)

On US 287 west of Taft Avenue (Both directions)	33,600 Cars/day
On US 287 east of Taft Avenue (Both directions)	26,645 Cars/day
On Taft Avenue north of US 287 (Both directions)	29,000 Cars/day

Source: LSC Transportation Consultants, Inc.



FOR MORE INFORMATION, PLEASE CONTACT:



ZANDER RODRIGUEZ
303.577.9979
zander.rodriguez@dhlb.com

NEW COMMERCIAL DEVELOPMENT HERON POINTE EAST

SEC W CO ROAD 14 & BERTHOUD PKWY - BERTHOUD, CO



- New commercial development located in underserved trade area.
- Veterinarian/ Dental Group breaking ground in the next 90 days.
- Approximately 4.47 acres available for lease or sale.
- Opportunity for multi-tenant shop space.
- Pads are fully developed “ready to go now”.
- 457 multi-family units adjacent to the site with an additional 5,000 residential units in some form of development all within 4 miles from the site.

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BROKER DISCLOSURE](#)

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www.dhlb.com

HERON POINTE EAST

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