

## 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)

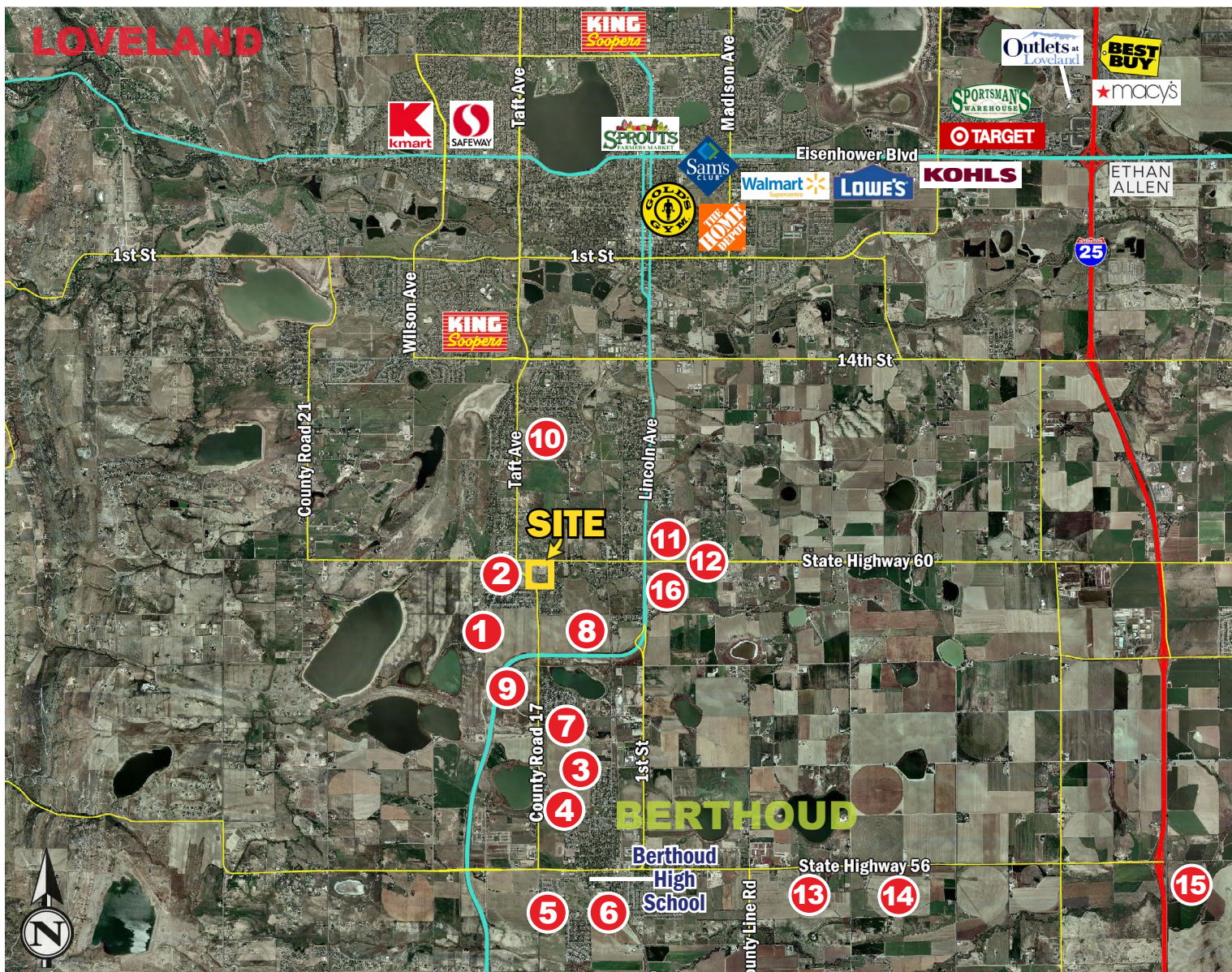
- On US 287 north of Berthoud Pkwy (Both directions) : 25,528 Cars/day
- On US 287 south of Berthoud Pkwy (Both directions) : 22,563 Cars/day
- On Berthoud Pkwy south of Co Rd 14 (Both directions) : 14,022 Cars/day

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.



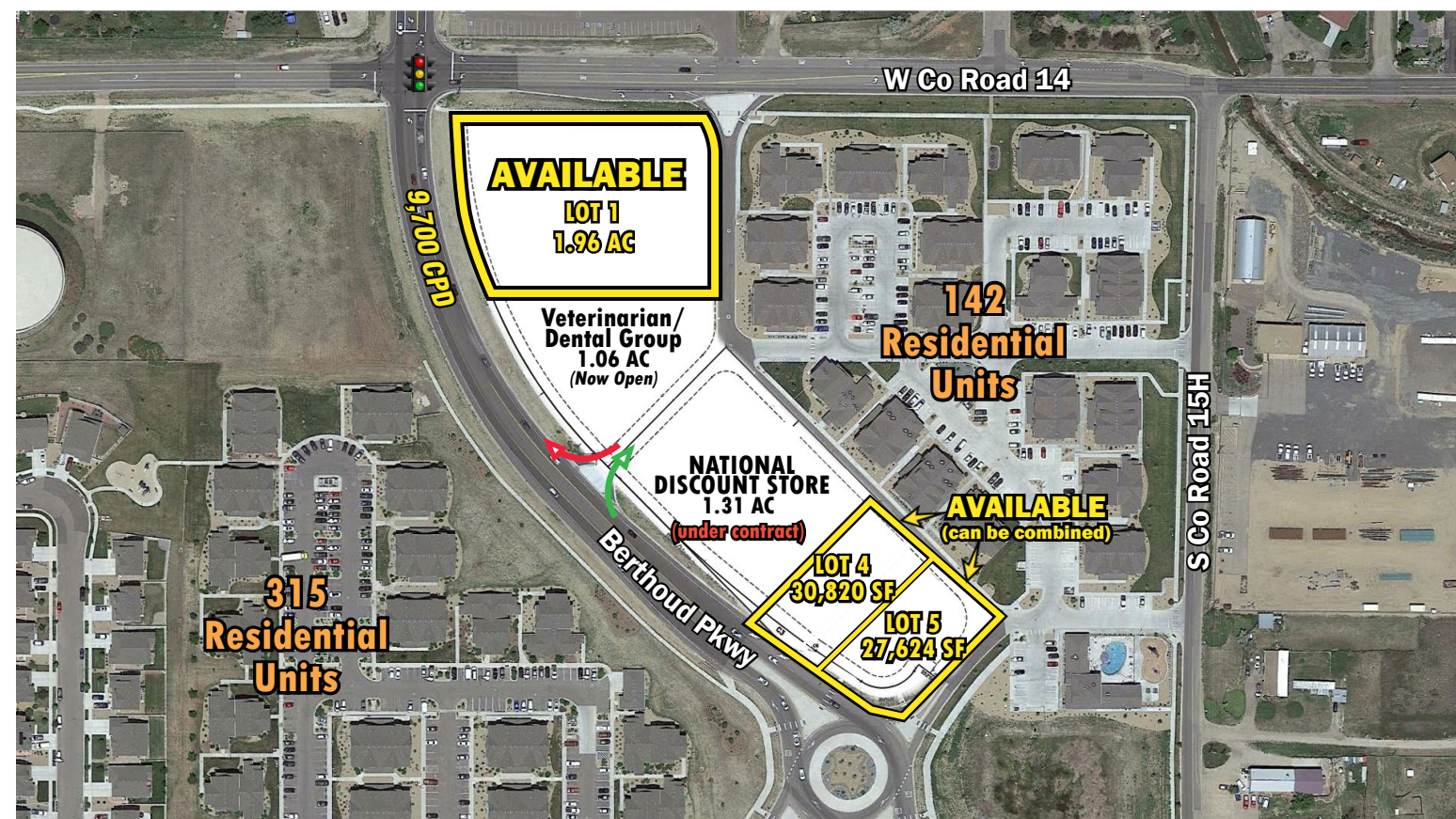
FOR MORE INFORMATION, PLEASE CONTACT:



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# 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 now open.
- Approximately 3.31 acres available for lease or sale.
- Opportunity for multi-tenant shop space.
- Pads are fully developed "ready to go now".
- 266 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.

CLICK HERE FOR  
BROKER DISCLOSURE

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# HERON POINTE EAST

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