

# UNIPROP

## FOSSIL RIDGE



**Approx. 123 Acres  
For Sale**

### Contact:

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[Print](#)**Fossil Ridge Business Park****Demographics**

**NE of N Fairgrounds Ave and N  
Fairgrounds Ave  
Windsor, CO 80550  
Property Type: Land  
Specific Use: Mixed Use  
Lot Size: 123.50 Ac.  
County: Weld**

Population	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
<b>Total Estimated Population</b>	1,158	1,158	40,089	1,240	1,240	44,227
<b>Total Census 2010 Population</b>	914	914	30,975	914	914	30,975
<b>Population Change %</b>	26.7%	26.7%	22.6%	35.7%	35.7%	34.2%
<b>Population Density (People/SQ Mile)</b>	57	57	2,379	61	61	2,513
<b>Median Age</b>	48	48	42	48	48	44
<b>Total Males</b>	594	594	19,966	630	630	22,001
<b>Total Females</b>	564	564	20,123	610	610	22,226

Population By Age Group	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
<b>4 Years Old and Younger</b>	45	45	2,255	47	47	2,239
<b>5 - 9 Years Old</b>	57	57	2,818	56	56	2,713
<b>10 - 14 Years Old</b>	64	64	2,968	61	61	2,945
<b>15 - 19 Years Old</b>	76	76	2,956	70	70	3,065
<b>20 - 24 Years Old</b>	85	85	2,955	87	87	3,303
<b>25 - 29 Years Old</b>	68	68	2,686	86	86	3,120
<b>30 - 34 Years Old</b>	58	58	2,701	72	72	2,956
<b>35 - 39 Years Old</b>	58	58	2,773	64	64	2,768
<b>40 - 44 Years Old</b>	74	74	3,200	67	67	3,135
<b>45 - 49 Years Old</b>	89	89	3,430	80	80	3,423
<b>50 - 54 Years Old</b>	101	101	3,150	93	93	3,431
<b>55 - 59 Years Old</b>	108	108	2,660	101	101	3,168
<b>60 - 64 Years Old</b>	90	90	1,804	95	95	2,431

Population By Age Group	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
<b>65 - 69 Years Old</b>	67	67	1,258	86	86	1,867
<b>70 - 74 Years Old</b>	51	51	877	64	64	1,313
<b>75 - 79 Years Old</b>	32	32	615	48	48	907
<b>80 - 84 Years Old</b>	18	18	451	33	33	639
<b>85 Years Old and Older</b>	17	17	532	30	30	804

Population By Ethnicity	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
<b>White</b>	1,154	1,154	38,388	1,238	1,238	42,484
<b>Black</b>	N/A	N/A	196	N/A	N/A	199
<b>Native American</b>	N/A	N/A	264	N/A	N/A	256
<b>Asian</b>	2	2	626	2	2	708
<b>Pacific Islander</b>	N/A	N/A	5	N/A	N/A	11
<b>2 or More Races</b>	2	2	610	N/A	N/A	569
<b>Hispanic</b>	87	87	3,793	92	92	3,984
<b>White Non-Hispanic</b>	1,046	1,046	34,010	1,088	1,088	36,979

Housing	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
<b>Total Estimated Households</b>	417	417	14,441	448	448	15,980
<b>Total Census 2010 Households</b>	348	348	11,068	348	348	11,068
<b>Average Household Size</b>	2.8	2.8	2.7	N/A	N/A	N/A
<b>Total Housing Units</b>	526	526	16,211	613	613	18,533
<b>Owner</b>	456	456	12,709	532	532	14,521
<b>Renter</b>	14	14	2,863	16	16	3,276
<b>Vacant Housing Units</b>	55	55	640	64	64	737

Income	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
<b>Under \$10,000</b>	N/A	N/A	409	N/A	N/A	457
<b>\$10,000 - \$14,999</b>	N/A	N/A	578	N/A	N/A	639
<b>\$15,000 - \$19,999</b>	8	8	523	9	9	579
<b>\$20,000 - \$24,999</b>	16	16	629	18	18	686
<b>\$25,000 - \$29,999</b>	19	19	580	20	20	649
<b>\$30,000 - \$34,999</b>	N/A	N/A	659	N/A	N/A	723
<b>\$35,000 - \$39,999</b>	N/A	N/A	626	N/A	N/A	697

Income	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
<b>\$40,000 - \$44,999</b>	33	33	777	36	36	857
<b>\$45,000 - \$49,999</b>	N/A	N/A	791	N/A	N/A	880
<b>\$50,000 - \$59,999</b>	7	7	1,685	7	7	1,866
<b>\$60,000 - \$74,999</b>	38	38	2,123	41	41	2,344
<b>\$75,000 - \$99,999</b>	128	128	2,531	137	137	2,811
<b>\$100,000 - \$124,999</b>	123	123	1,126	132	132	1,243
<b>\$125,000 - \$149,999</b>	20	20	547	21	21	603
<b>\$150,000 - \$199,999</b>	N/A	N/A	352	N/A	N/A	387
<b>Over \$200,000</b>	21	21	412	23	23	458
<b>Median Household Income</b>	\$90,477	\$90,477	\$60,710	\$90,457	\$90,457	\$60,695
<b>Aggregate Household Income</b>	\$41, 809,561	\$41, 809,561	\$1, 018,316,282	\$44, 907,808	\$44, 907,808	\$1, 129,288,956
<b>Average Household Income</b>	\$100, 263	\$100, 263	\$70,207	\$100, 241	\$100, 241	\$70,225
<b>Per Capita Household Income</b>	\$36,105	\$36,105	\$26,121	\$36,216	\$36,216	\$26,218

Household Expenditures	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
<b>Total Annual Household</b>	\$27, 756,507	\$27, 756,507	\$750, 718,335	\$30, 171,379	\$30, 171,379	\$836, 852,065
<b>Average Annual Household</b>	\$66,562	\$66,562	\$51,464	\$67,347	\$67,347	\$51,840
<b>Food</b>	\$7,920	\$7,920	\$6,409	\$8,088	\$8,088	\$6,414
<b>Cereals &amp; Bakery Products</b>	\$496	\$496	\$447	\$505	\$505	\$444
<b>Cereals &amp; Cereal Products</b>	\$203	\$203	\$165	\$207	\$207	\$166
<b>Bakery Products</b>	\$370	\$370	\$325	\$347	\$347	\$312
<b>Meats, Poultry, Fish &amp; Eggs</b>	\$1,147	\$1,147	\$987	\$1,166	\$1,166	\$1,007
<b>Dairy ProductseFMisc</b>	\$480	\$480	\$398	\$514	\$514	\$411
<b>Housing</b>	\$20,813	\$20,813	\$16,433	\$21,274	\$21,274	\$16,647
<b>Owned Dwellings</b>	\$9,620	\$9,620	\$6,880	\$9,997	\$9,997	\$7,033
<b>Mortgage Interest &amp; Charges</b>	\$5,047	\$5,047	\$3,573	\$4,661	\$4,661	\$3,367
<b>Property Taxes</b>	\$2,669	\$2,669	\$1,934	\$2,545	\$2,545	\$1,870
<b>Rented Dwellings</b>	\$1,663	\$1,663	\$2,156	\$1,555	\$1,555	\$2,071
<b>Utilities, Fuels &amp; Public Services</b>	\$4,179	\$4,179	\$3,581	\$4,140	\$4,140	\$3,587
<b>Natural Gas</b>	\$619	\$619	\$531	\$589	\$589	\$507
<b>Electricity</b>	\$1,477	\$1,477	\$1,283	\$1,445	\$1,445	\$1,282
<b>Fuel Oil or Other Fuels</b>	\$145	\$145	\$133	\$147	\$147	\$134
<b>Telephone Services</b>	\$1,380	\$1,380	\$1,188	\$1,492	\$1,492	\$1,249

Household Expenditures	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
<b>Water &amp; Other Public Services</b>	\$434	\$434	\$383	\$442	\$442	\$395
<b>Household Operations</b>	\$1,248	\$1,248	\$881	\$1,216	\$1,216	\$870
<b>Personal Services</b>	\$466	\$466	\$332	\$465	\$465	\$334
<b>Other Household Expenses</b>	\$803	\$803	\$595	\$867	\$867	\$619
<b>Housekeeping Supplies</b>	\$803	\$803	\$671	\$781	\$781	\$648
<b>Household Furnishings &amp; Equipment</b>	\$2,512	\$2,512	\$1,836	\$2,319	\$2,319	\$1,737
<b>Furniture</b>	\$707	\$707	\$503	\$667	\$667	\$485
<b>Floor Coverings</b>	\$69	\$69	\$50	\$69	\$69	\$49
<b>Major Appliances</b>	\$335	\$335	\$257	\$340	\$340	\$258
<b>Sm. Appliances &amp; Misc Housewares</b>	\$146	\$146	\$113	\$148	\$148	\$114
<b>Apparel &amp; Services</b>	\$2,388	\$2,388	\$1,840	\$2,386	\$2,386	\$1,853
<b>Transportation</b>	\$11,992	\$11,992	\$9,496	\$12,203	\$12,203	\$9,721
<b>Maintenance &amp; Repairs</b>	\$871	\$871	\$709	\$861	\$861	\$702
<b>Vehicle Insurance</b>	\$1,588	\$1,588	\$1,293	\$1,533	\$1,533	\$1,288
<b>Public Transportation</b>	\$721	\$721	\$497	\$708	\$708	\$492
<b>Health Care</b>	\$3,680	\$3,680	\$3,258	\$3,665	\$3,665	\$3,196
<b>Entertainment</b>	\$3,806	\$3,806	\$2,800	\$4,050	\$4,050	\$2,907
<b>Tobacco &amp; Smoking Related</b>	\$304	\$304	\$290	\$313	\$313	\$300
<b>Cash Contributions</b>	\$2,440	\$2,440	\$1,754	\$2,451	\$2,451	\$1,751
<b>Personal Insurance &amp; Pensions</b>	\$8,766	\$8,766	\$5,966	\$8,429	\$8,429	\$5,816
<b>Life &amp; Other Personal Insurance</b>	\$610	\$610	\$441	\$607	\$607	\$445
<b>Pensions &amp; Social Security</b>	\$8,141	\$8,141	\$5,529	\$7,875	\$7,875	\$5,400