

Farm sale adds land to 2534

Johnstown must review annexation of planned development

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One of Northern Colorado's big development projects just got bigger.

Landowners in charge of the 2534 development, located at the southeast corner of Interstate 25 and U.S. Highway 34, announced the purchase of a key piece of land Wednesday.

The 42-acre Arndt Farm along I-25 sold for nearly \$1.4 million and concludes the major sections of land needed for the project's development.

"There are still little pieces here and there, but acquiring this piece of land will allow direct frontage to I-25," said Nick Christensen, managing principal at Chrisland Inc. "It's the last barrier that exists for that part of the development."

The annexation and planning process for the newly acquired piece of land will need to go through the town of Johnstown prior to development. And while the process could take several years, it might be sped up because other 2534 development has been previously annexed through the town.

Once the area is annexed it may be developed for retail and office space, Christensen said.

Some progress is already in the works for the 542-acre master-planned community, with roadway development under way on eastbound US 34.

The mixed-use area is planned to combine retail, residential and office space in its expanse, including a 500,000-square-foot retail center, about 170 luxury homes, dozens of offices, light industrial areas, a health center, as well as the recently built Northern Colorado Rehabilitation Hospital.

Many of the planned uses are in the development and infrastructure phases already, Christensen said.

Gary Hoover, president of Hartford Construction, the company developing the residential side of 2534, hopes to have approval for the subdivision in November and



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An earth mover levels a plot of land on the 2534 development in April. The 42-acre Arndt Farm along I-25 sold Wednesday for nearly \$1.4 million and concludes the major sections of land

break ground at the beginning of the year.

The area around 2534 also is booming, with the nearby lifestyle center at Centerra set to open in late fall, as well as the recently sold-out Rocky Mountain Crossroads Business Park and the \$250 million Medical Center of the Rockies regional hospital.

"There's so much energy in that area that I just have to believe the more the merrier for anyone that is developing or building out there," Hoover said.

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