

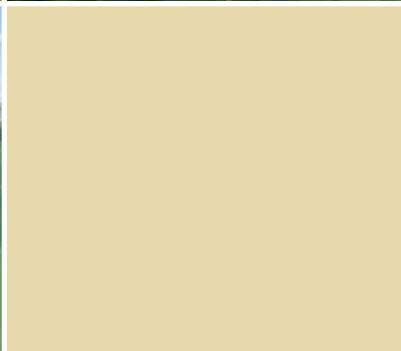


THE GROUP INC.
Real Estate



Relocate to Northern Colorado

Fort Collins Loveland Greeley Windsor



The word "Colorado" evokes images of mountain ski villages, white water rafting, mountain biking, hiking and an abundance of other recreational activities. For these reasons and many more, the Front Range of Northern Colorado has emerged as a popular choice on many national lists that rank the most desirable places to live, work, recreate, and retire in America. Situated on the plains near the base of the Rocky Mountains, Northern Colorado provides a quality of life like no other.

The Front Range offers high-quality education and health care, shorter commutes than the national average, affordable housing, low taxes, and the conveniences of big-city living, all balanced by a community atmosphere. The abundance of preserved green space contributes to the beauty of the area while allowing residents to enjoy plenty of parks, lakes, hiking trails, and other activities just outside their back door.

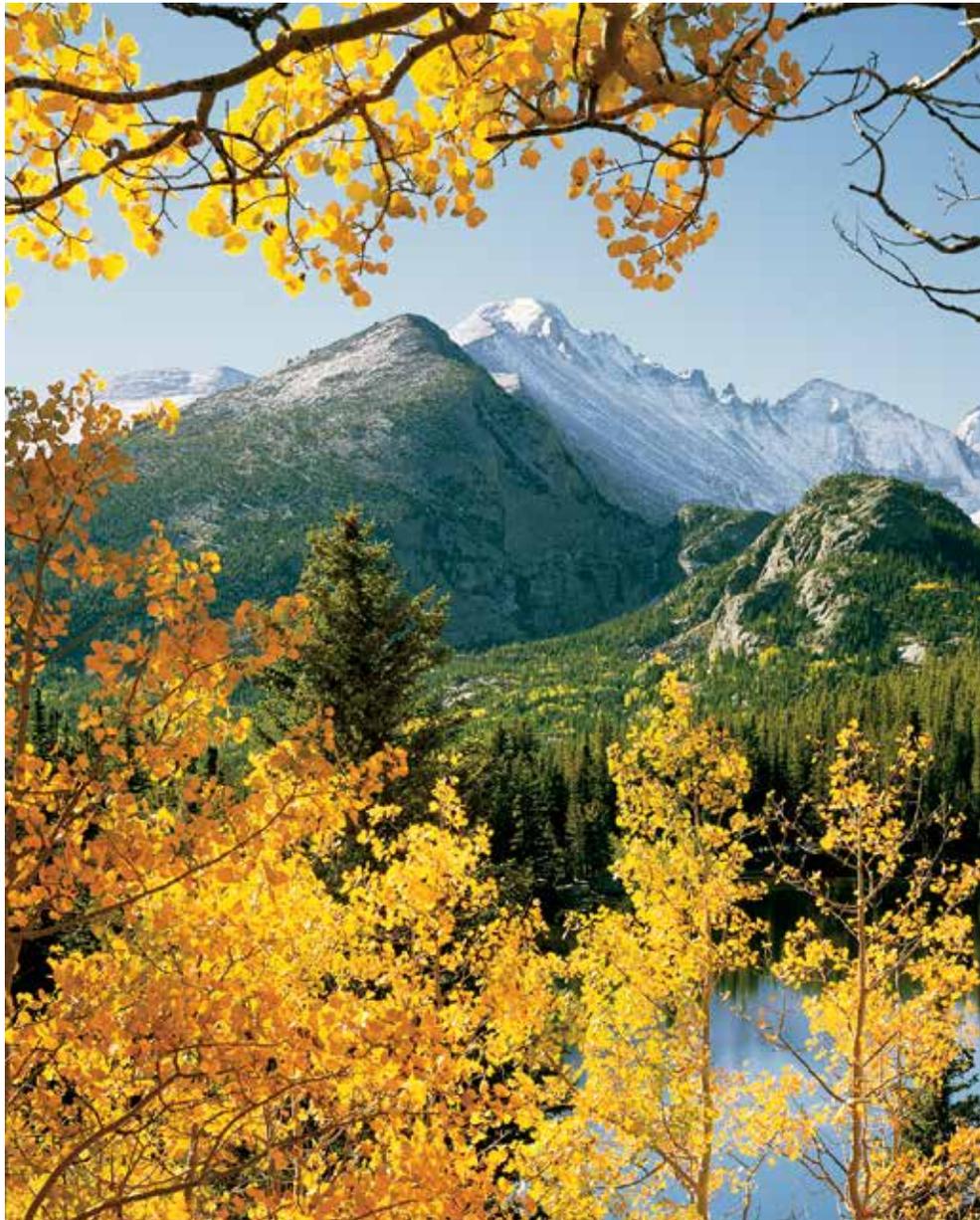
Northern Colorado communities offer amenities that appeal to all ages. The area was recently recognized in 2012 by CBS Money Watch as "One of the Best 10 Places to Retire." Forbes named the area one of the top 5 "Best Places for Business



The Shops at Centerra, Loveland



City Park Pool, Fort Collins



Longs Peak at Bear Lake, Rocky Mountain National Park



Fly Fisherman, Poudre River, Fort Collins

The Budweiser Events Center located on I-25 in Loveland is a 7,200 seat multi-purpose venue and is home to the Colorado Eagles of the Central Hockey League and the Colorado ICE of the United Indoor Football League. The arena has hosted some of the top touring shows in the industry. This multipurpose facility can host hockey, basketball, football, family shows, rodeos, concerts, and trade shows. The Budweiser Events Center is a focal point for sports and entertainment in Northern Colorado.



Budweiser Events Center
Loveland

It is easy to see why many move to Northern Colorado communities to make their dreams their reality.

and Careers.” The American Institute for Economic Research calls Northern Colorado one of the top 10 “Best Places for Students to Live.” And Backpacker Magazine listed it in the top 10 “Best US Cities to Raise an Outdoor Kid.”

The region is also emerging as a cultural hotbed, featuring events such as Loveland’s internationally renowned Sculpture in the Park, creative theater and music scenes, and a full schedule of festivals and concerts.

Colorado averages 300 days of sunshine each year and has just over 5.2 million residents. A large part of Northern Colorado’s appeal is its natural beauty. The communities have been recognized for their commitment to open space and conscientious approach to environmental issues while attracting and supporting a vibrant business community.

Northern Colorado residents work hard at creating and maintaining a healthy and energized environment in which to work and live, and they are very proud of the results.



The Greeters by Denny Haskew
Mariana Butte Golf Course, Loveland



Spring Games Water Relay
Loveland



Water Valley Golf Course, Windsor



The Greeley Independence Stampede



Nymph Lake, Rocky Mountain National Park

Distance from Fort Collins to Select Cities

- Loveland**
8 miles. 10 minutes
- Wellington**
10 miles. 15 minutes
- Windsor**
10 miles. 15 minutes
- Greeley**
29 miles. 35 minutes
- Estes Park**
42 miles. 60 minutes
- Cheyenne, WY**
45 miles. 60 minutes
- Boulder**
46 miles. 60 minutes
- Metro Denver**
62 miles. 75 minutes
- Denver International Airport**
74 miles. 75 minutes



Fort Collins Chamber of Commerce
www.fcchamber.org

Fort Collins Visitors Center
www.ftcollins.com

Linden Lake Neighborhood, Fort Collins

Fort Collins residents are part of a thriving city, known for its recreational opportunities and entrepreneurial spirit, but with the heart of a small town.

This is a sophisticated community that cares, and residents enthusiastically participate in community service of all kinds. Colorado State University adds to the diversity of the community and creates many cultural and educational opportunities. The University Center of the Arts adds to the vibrant arts community. Residents can choose from an array of performing and fine arts throughout the city, including The Fort Collins Symphony, performing in the newly renovated Lincoln Center, and the Museum of Art.

The Fort Collins Museum of Discovery combines science with history and culture in a state of the art 47,000 square foot facility that features local history, exhibits, classrooms, and a digital dome theater.

The Mason Corridor is a five mile north-south byway being constructed within the city of Fort Collins. The Mason Corridor includes a new bicycle and pedestrian trail as well as a planned Bus Rapid Transit (BRT) system linking major destinations and activity centers along the corridor including the Downtown commercial, cultural, and business centers, Colorado State University, Foothills Mall, and South College retail areas.

Visitors are welcome at the city's multiple micro-breweries for tours and tastings and the Budweiser tour is also a favorite. The city hosts several large festivals each year which feature top national musical acts underwritten by a local foundation, often at no charge to residents!

Fort Collins is home to over 40 city parks scattered throughout the town. A bike path system provides miles of paved trails popular with local bicyclists, runners and walkers. Whether spring, summer, fall, or winter, there are plenty of fun options for the whole family.

The attractive cost of living, mild climate, simple lifestyle, outdoor recreation, entertainment, and state-of-the-art health care facilities attract many retirees – some of them to join their children who have chosen to raise their families here.



Fort Collins Museum of Discovery
Photo by Tim O'Hara



Werner Elementary School
Fort Collins



Downtown Fort Collins

population 151,000 including 27,000 students at Colorado State University. **elevation** 5,003' and covering a land area of 55.58 square miles. **schools** Poudre School District has 27,500 students in 50 schools and several which house targeted programs and curriculums. **health care** Poudre Valley Health System serves residents in Northern Colorado, Wyoming and Nebraska. They have 417 beds in three state-of- the-art facilities and have attracted some of the country's finest physicians in many specialty areas. **shopping** Downtown Fort Collins is home to a large variety of locally owned shops for a fun shopping experience. **housing** The average price for a single-family home in Fort Collins is \$279,000. **fact** The main street of Fort Collins was the inspiration for Main Street, USA in Disneyland.

Picturesque Loveland is nestled into the foothills at the mouth of the Big Thompson Canyon. The natural beauty of this area has attracted a thriving community of artists. Bronze sculptures adorn the town's main thoroughfares, public parks, schools and municipal offices. Nationally renowned for its art, people come from around the world to attend the acclaimed Sculpture in the Park art show and sale each August.

The performing arts also thrive in this community; in the heart of downtown, the historic Rialto Theater has been restored to its original 1920 décor as a performance/conference centerpiece for the city. There is also an award-winning museum/gallery, home of the past and the present.

Outdoor enthusiasts enjoy the 27 public parks, three public golf courses (including the championship Mariana Butte course), and 14 miles of trails for hiking and biking. Fishing and horseback riding are readily available with the city's easy access to the Rocky Mountains. Many rivers and lakes in the area offer water sports such as boating, water skiing, rafting and kayaking.

The minor pro hockey team, Colorado Eagles (ECHL), play at the Budweiser Events Center. The arena is a major component of the 243-acre Fairgrounds and Events Complex development, host to a variety of concerts, sporting events, and nationally renowned touring acts.

In a community where growth is continuing at a steady pace, the hometown atmosphere remains the focus of its residents, leaders and businesses.

66 great art destination of Colorado



Loveland Chamber of Commerce
www.loveland.org

Loveland Visitors Center
www.loveland.org

Shortcut by Jane DeDecker, Lake Loveland

population 70,223. **elevation** 4,982' covering a land area of 24.6 square miles. **schools** Thompson School District serves more than 15,300 students at 28 schools. **health care** McKee Medical Center recently completed expansions. More than 200 board-certified physicians, in a full complement of medical specialists, provide clinical care from orthopedics to oncology to obstetrics. Medical Center of the Rockies - a regional hospital specializing in heart and trauma care and other core services such as obstetrics and advanced surgical services. **shopping** Loveland offers a wide variety of shopping from quaint antique shops in historic downtown to bargains at outlet stores. The Promenade Shops at Centerra is located at I-25 and Highway 34 east of Loveland. **housing** The average price for a single-family home in Loveland is \$258,000. **fact** Every year, thousands of Valentines are sent to Loveland. Special volunteers hand-stamp them with a Valentine verse and re-mail to the intended recipient.



Mariana Springs Neighborhood
Loveland



Colorado Eagles
Photo by Kelsey Leonard



Chilson Building, Loveland



Medical Center of the Rockies
Loveland



Greeley Chamber of Commerce | www.greeleychamber.com

With strong agricultural roots and the sophistication of a small city, Greeley accommodates both country and city life with an easy charm. Distinguished for its commitment to its natural heritage, Greeley preserves and celebrates the tradition of Northern Colorado through a variety of festivals and community events.

Agriculturally based employers include JBS Swift & Company who employ 4,500 people and Leprino Foods that began production in 2011 and plans to employ 500 in the future.

In the summer, residents turn out to produce and attend The Greeley Stampede, the world's largest 4th of July rodeo and western celebration. The Stampede dates back to the late 1800s, and over 400,000 people attend this event each year. The Greeley Philharmonic Orchestra performs at the Union Colony Center which hosts an array of cultural events and brings in a variety of top acts.

The University of Northern Colorado enjoyed national acclaim when The Monfort School of Business received the Malcolm Baldrige Quality Award. Aims Community College is one of the largest two-year institutions in the state and offers a diverse selection of classes.



Greeley Philharmonic Orchestra

Fun for the whole family is readily available. Beautiful city parks offer tennis, softball, inline hockey, skateboarding, picnics, and fitness trails. The Greeley Recreation Center and Senior Activity Center provide affordable and up-to-date facilities and events.

Greeley's proximity to the majestic Rocky Mountains, the serene eastern plains, and easy access to Denver and its international airport provides residents with million-dollar views and the best of all worlds. This casual, small town with big-city amenities affords Greeley's residents a laid-back lifestyle.



Kelly Farm Neighborhood, Greeley



Civic Center, Greeley



University of Northern Colorado, Greeley

population 95,357 including 12,500 students at the University of Northern Colorado. **elevation** 4,658' and coverings 27.58 square miles. Lush farm land gives Weld County a ranking of 5th in the nation and first in the state in value of agricultural products sold. **schools** Weld County School District 6 has 19,840 students at 35 schools. **health care** North Colorado Medical Center is a regional hospital with 398 beds and 330 physicians. It serves a population area of 382,000 people with state-of-the-art medical care. **shopping** The Greeley Mall has 50 shops including anchors JCPenney and Sears. Neighboring retail centers throughout the city provides convenient local shopping. **housing** The average price for a single-family home in Greeley is \$177,000. **fact** Northeastern Colorado, the area around Greeley, was the inspiration for James Michener's first novel, *Centennial*.



Highland Meadows Neighborhood, Windsor



Main Street, Windsor



Windsor Chamber of Commerce | www.windsorchamber.net

Water Valley Golf Course, Windsor

Windsor is located at the epicenter of Northern Colorado and the region’s “new energy” economy. Helping make the transition from sugar beets and agriculture as historical primary employers, Danish wind turbine blade manufacturer Vestas Blades of America selected Windsor for its first Colorado plant.

Additional large companies in Windsor provide employment to Northern Colorado residents including CareStream Health, Poudre Valley Health Systems and Banner Health.

Windsor has become a bustling small town. It boasts three championship golf courses, an indoor ice rink and soccer complex, a beautiful outdoor pool in its city park, two indoor inline skating/hockey rinks, water skiing on Windsor Reservoir, and easy access to the Poudre River Trail which stretches 21 miles east to Greeley, all providing recreational opportunities for residents. And it has million-dollar views of Long’s Peak and the Front Range of the Rocky Mountains.

Windsor’s quaint downtown offers fine dining, social coffee shops and boutique shopping. The town now provides several medical services locally, and four full-service hospitals are within 25 minutes driving time. Residents of Windsor enjoy the small town atmosphere, the variety of housing, and a convenient and central location.



Downtown Windsor

Recreation Center, Windsor



population 19,751. **elevation** 4,800’ and covering a land area of 15 square miles. **schools** Windsor RE-4 School District has about 4,800 students enrolled at nine schools, including the community of Severance, located six miles to the north. **health care** Windsor Medical Center operated by Poudre Valley Health Systems offers family practice, general surgery, ophthalmology, pediatrics, radiology, and physical therapy services. **housing** The average price for a single-family home in Windsor is \$326,800. **fact** The Windsor Bulldogs won the 1924 National High School Basketball Championships and earned the name, “The Windsor Wizards.”



Timnath Ranch Neighborhood, Timnath



Founder's Day Parade, Timnath

Founded in 1882, Timnath is named after a Biblical city of the same name. As with many of its Northern Colorado neighbors, Timnath's location was inspired by settlers who arrived for its fertile agricultural ground, and reinforced by the eventual decision of the railroad to set down tracks in the vicinity.

Located on the eastern banks of the Cache la Poudre River, just across Interstate 25 from Fort Collins, Timnath has maintained its identity as a small community. The town saw the greatest growth in the state, with its population increasing 27 percent from 2008 to 2009. Several residential developments have blossomed around the community over the past decade.

New development activity includes the Harmony Club Golf Course Community and Subdivision, which includes a Jim Engh-designed 18-hole course. The National Golf Course Owners Association named Harmony Club its 2010 Colorado Course of the Year citing its "exceptional course quality" and "significant contributions to the game," among other criteria. Other new neighborhoods offer residents housing options with all the latest features. Bethke Elementary School is located in the Timnath Ranch Neighborhood.



Town of Timnath | www.timnathcolorado.org

Harmony Neighborhood, Timnath

population 1,157 **elevation** 4,867' **schools** Located in the Poudre School District. There are two elementary schools in Timnath, including Timnath Elementary and Bethke Elementary. Students attend Kinard Middle School, Preston Middle School and Fossil Ridge High School in Fort Collins. **health care** Close to regional hospitals in Fort Collins, Greeley and Loveland, and numerous clinics to choose from in nearby Severance, Eaton and Windsor. **shopping** Wal-Mart Supercenter opened in Timnath in 2009, and regional shopping centers are minutes away in Fort Collins and Loveland. **housing** Average price for a single-family home in 2013 was \$279,000. **fact** The Timnath Presbyterian Church traces its origins to 1869, making it one of the oldest Presbyterian churches in continual existence in Colorado.



Bethke Elementary School



View All Properties Available In Our Area

We make it easy for homebuyers to find information about properties for sale. Our website includes high quality photos, virtual tours and a link to a mortgage calculator. Search by keyword, location, number of bedrooms and bathrooms, price, and school district. My HomeSearch! allows viewers to save searches and receive automatic email alerts immediately when properties that meet your criteria come on the market.

My HomeSearch!

My HomeSearch! gives you the ability to choose criteria for the type of property you are looking for. When new listings come on the market that meet your criteria, you will receive notification in your email box. You can save properties you like in "My Favorites" to view again or email listings to your friends and family.

Open Houses

Every week, homes that will be open during the weekend are listed with a link to complete MLS information, photos and virtual tours.

Google™ Maps Search

The ability to locate properties using a map-based search has become the fastest growing search mechanism in real estate. thegroupinc.com provides a state-of-the-art mapping platform powered by Google Maps. In addition, visitors have the ability to plot favorite points of interest (POI) around a property including schools, parks, shopping, healthcare, sports venue, and even custom points of interests such as pet groomers or florists.

Find a Realtor®

Find contact information, photographs, resumes and links to Group Realtors personal websites.

Community Information

Featured on our website is comprehensive community information for the areas The Group serves in Northern Colorado. These dedicated community profiles provide information including demographics, statistics, information about recreation and school reports.

Market Statistics

Current market statistics are posted to provide the latest information.

Download our App to your Droid, iPhone or iPad. Search for The Group Real Estate in the App store.

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Agfinity Inc.*
Eaton
www.agfinityinc.com

Grant Family Farms Inc.*
Wellington
www.grantfarms.com

Harsh International*
Eaton
www.harshenviro.com

Ranch-Way Feeds
Fort Collins
www.ranch-way.com

JBS
Greeley
www.jbssa.com

Crop Production Services*
Loveland
www.cropproductionservices.com

Meadow Gold Dairy
Greeley
www.deanfoods.com

Banking

First National Bank*
Fort Collins
www.1stnationalbank.com

Wells Fargo*
Fort Collins, Greeley, Loveland
www.wellsfargo.com

Bank of Choice
Greeley
www.bankofchoiceonline.com

Breweries

Anheuser-Busch InBev
Fort Collins
www.anheuser-busch.com

Crabtree Brewing
Greeley
www.crabtreebrewing.com

Fort Collins Brewery
Fort Collins
www.fortcollinsbrewery.com

Grimm Brothers Brewhouse
Loveland
www.grimmbrosbrewhouse.com

New Belgium Brewery*
Fort Collins
www.newbelgium.com

Odell Brewing Co. Inc.
Fort Collins
www.odellbrewing.com

Coopersmith's Pub & Brewing*
Fort Collins
www.coopersmithspub.com

C.B. Potts Restaurant & Brewery
Fort Collins
www.cbpotts.com

Equinox Brewing
Fort Collins
www.equinoxbrewing.com

Distribution Centers

Wal-Mart Distribution Center*
Loveland
www.walmart.com

McLane Western Inc.
Longmont
www.mclaneco.com

Yancy's Food Service Co. Inc.
Loveland
www.yanceys.com

Forney Industries Inc.
Fort Collins
www.forneyind.com

Northern Colorado Paper*
Greeley
www.ncpaper.com

American Eagle Distributing Co.*
Loveland
www.abwholesaler.com

Entertainment

Budweiser Events Center
Loveland
www.budweisereventscenter.com

Denver Center for
the Performing Arts
Denver
www.denvercenter.org

Lincoln Center
Fort Collins
www.ci.fort-collins.co.us

Ski Country USA
Denver
www.coloradoski.com

Union Colony Civic Center
Greeley
www.ci.greeley.co.us/uccc

General Contractors

Hensel Phelps Construction*
Greeley
www.henselphelps.com

GH Phipps Construction Co.
Fort Collins
www.ghphipps.com

The Neenan Company*
Fort Collins
www.neenan.com

Roche Constructors, Inc.*
Greeley
www.rocheconstructors.com

Brinkman Construction, Inc.
Fort Collins
www.brinkmanpartners.com

Health Care

McKee Medical Center*
Loveland
www.mckeeloveland.com

North Colorado Medical Center*
Greeley
www.ncmcgreeley.com

Poudre Valley Health System*
Fort Collins, Loveland
www.pvhs.org

Columbine Health Systems*
Fort Collins
www.columbinehealth.com

Miramont Lifestyle Fitness*
Fort Collins
www.miramontlifestyle.com

North Range Behavioral Health*
Greeley
www.northrange.org

Good Samaritan Society
Loveland
www.good-sam.com

Banner Health*
Loveland
www.bannerhealth.com

High Tech

ITX
Fort Collins
www.itxfc.com

Colorado Customware, Inc.
Fort Collins
www.coloradocustomware.com

Technigraphics, Inc.
Fort Collins
www.caci.com

Tolmar, Inc.*
Fort Collins
www.tolmar.com

Madware Media
Loveland
www.madwarewebdesign.com

Insurance

State Farm Insurance*
Greeley
www.statefarm.com

Flood & Peterson*
Greeley
www.fpinsurance.com

Manufacturers

Intel Corp.*
Fort Collins
www.intel.com

Abound Solar*
Loveland
www.abound.com

Otterbox*
Fort Collins
www.otterbox.com

Owens-Illinois*
Windsor
www.o-i.com

Vestas Blades America Inc.*
Windsor
www.vestas.com

Woodward*
Fort Collins
www.woodward.com

Carestream Health Inc.*
Windsor
www.carestreamhealth.com

Miscellaneous

Agilent Technologies Inc.*
Loveland
www.agilent.com

Kroll Factual Data, Inc.
Loveland
www.krollfactualdata.com

StarTek, Inc.
Greeley
www.startek.com

Anadarko Petroleum Corporation*
Denver
www.anadarko.com

Afni Inc.
Evans
www.afni.com

Center Partners*
Fort Collins
www.centerpartners.com

Constant Contact*
Loveland
www.constantcontact.com

Municipalities

City of Fort Collins
Fort Collins
www.fcgov.com

City of Greeley
Greeley
www.greeleygov.com

City of Loveland
Loveland
www.cityofloveland.org

City of Windsor
Windsor
www.ci.windsor.co.us

Larimer County
Fort Collins
www.larimer.org

Weld County
Greeley
www.co.weld.co.us

Town of Timnath
Timnath
www.timnathcolorado.org

Newspapers

Fort Collins Coloradoan
Fort Collins
www.coloradoan.com

Loveland Reporter Herald
Loveland
www.reporterherald.com

Northern Colorado Business Report
Fort Collins
www.ncbr.com

The Greeley Tribune
Greeley
www.greeleytrib.com

**Public Schools,
Colleges and Universities**

Aims Community College
Greeley
www.aims.edu

Colorado State University
Fort Collins
www.colostate.edu

Front Range
Community College
Fort Collins
www.frontrange.com

Regis University
Fort Collins
www.regis.edu

University of
Northern Colorado
Greeley
www.unco.edu

University of Phoenix
Fort Collins
www.phoenix.edu

Poudre School District
Fort Collins
www.psdschools.org
www.psd.k12.co.us

Thompson School District
Loveland
www.thompson.k12.co.us

Greeley/Evans School District
Greeley
www.co.weld.co.us
www.greeleyschools.org

Windsor School District
Windsor
www.weldre4.k12.co.us

Institute of Business
Medical Careers Inc.*
Fort Collins
www.ibmc.com

Colorado Christian University*
Loveland
www.ccu.edu

CollegeAmerica
Fort Collins
www.collegeamerica.edu

Colorado School Comparison
www.greatschools.org

Real Estate

The Group, Inc. Real Estate
Fort Collins, Loveland
www.thegroupinc.com

Colorado Properties
Loveland
www.coloproerty.com

www.realtor.com

Transportation

Cheyenne Regional Airport
Cheyenne, WY
www.cheyenneairport.com

City of Loveland Transit
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www.ci.loveland.co.us

Denver International Airport (DIA)
Denver
www.flydenver.com

Dial-A-Ride
Fort Collins
www.fcgov.com/transfort

Fort Collins-Loveland
Municipal Airport (FNL)
Loveland
www.fortloveair.com

Greeley-Evans Transit
Greeley
www.greeleygov.com/theBus

Greeley-Weld County Airport (GXY)
Greeley
www.gxy.net

SuperShuttle of Northern Colorado
Fort Collins, Loveland, Greeley
www.supershuttle.com

Transfort
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www.fcgov.com/transfort

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