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MONFORT® INVESTMENT CORP

Case Study: Boomerang Ranch

Anchoring Growth: Mixed-Use Development in Highway 34 Corridor

Boomerang Ranch is a premier 27-acre land development in Greeley, Colorado, featuring 7 acres of highly visible retail frontage along Hwy 34. This development attracted high-credit retailers and provided a substantial economic impact on the local community. Additionally, 20 acres of residential land were successfully sold to a developer, ensuring a balanced and profitable development strategy.

KEY TAKEAWAYS

Goal: To maximize the value of a strategically located property by creating a balanced mixed-use development.

Strategy: The location along a major highway provided excellent visibility and attracted high-quality tenants. Focused on attracting high-quality retail tenants and selling the residential land to a developer, ensuring a diversified and stable revenue stream.

Challenges/Solutions: Managing the development timeline to align with market demand for retail and residential spaces, Monfort's market insights and relationships with retail tenants facilitated smooth project execution.

Value Creation: Significant returns on the residential land sale and long-term lease agreements with retail tenants.

Community Impact: The development supported local economic growth, creating jobs and providing essential services through retail development.

Performance: The retail frontage continues to attract high-traffic and high-credit tenants, ensuring sustained value.

PORTFOLIO/PROJECT DETAILS

- **PROJECT:** Acquisition and development of large-scale mixed-use development featuring retail and residential
- **LOCATION:** Greeley, CO, along Hwy 34
- **SIZE:** 27-acre development, featuring 7 acres of retail and 20 acres of residential land (sold to developer)
- **PARTNERS:** Local government, retail tenants, residential developers

"Working with Monfort Companies on Boomerang Ranch was a rewarding experience. They developed a balanced, mixed-use property that attracted top retail tenants, and we successfully executed the deposition of stabilized assets. Our collaboration met performance goals, benefiting both the Greeley community and investors."

Ian Hicks
Marcus & Millichap