



Colorado National Sports Park Analysis, Including USL

Windsor, Colorado

Hunden Partners was engaged as part of a consulting team to perform a market and financial feasibility analysis relative to the development of the proposed Colorado National Sports Park in Windsor, Colorado for a private lender.

Located in northern Colorado, Windsor is home to over 22,000 residents and situated between the cities of Greeley and Fort Collins. The proposed project includes two hotels, The Bubble Athletic Event Center, five fields, 16 pickleball courts, an outdoor ice rink, and a mixture of retail, restaurants, bars and entertainment. Hunden investigated the project elements in order to determine the current and potential future demand in the market area.

Hunden reviewed the project as planned and conducted relative analyses of the various market components. We studied markets for local and regional sports complexes, minor league baseball stadiums, USL stadiums, hotels, and other support amenities such as restaurant and retail. Finally, Hunden provided demand and financial projections regarding the Project overall.

In 2020, Hunden was hired again to update a portion of the study to reflect an altered development program.

Client: Private

Time Period: 2019 - 2020