

COMMERCIAL LAND FOR SALE

Jacoby Farms

MAIN STREET • WINDSOR



Centrally located between Fort Collins, Loveland, and Greeley, with Denver (just 59 miles south), Windsor's proximity to major thoroughfares makes it a highly desirable location to live. Windsor's location offers all the benefits of a large metropolitan area with a small town feel.

The **Jacoby Farm** lots are situated in an area on the cusp of major growth. With King Soopers and Safeway established nearby, this area is prime and ready to be developed.



PROPERTY Details



LOT INFORMATION:

Available: 16.199 Acres Total **Price:** \$11.00/SF
Zoning: Retail & Commercial, Town of Windsor

LOT	SF	ACRES	PRICE	ZONING
Lot A	494,667	11.356	\$11.00/SF	Retail/Commercial
Lot B	210,961	4.843	\$11.00/SF	Retail/Commercial



AREA Information



DEMOGRAPHICS:

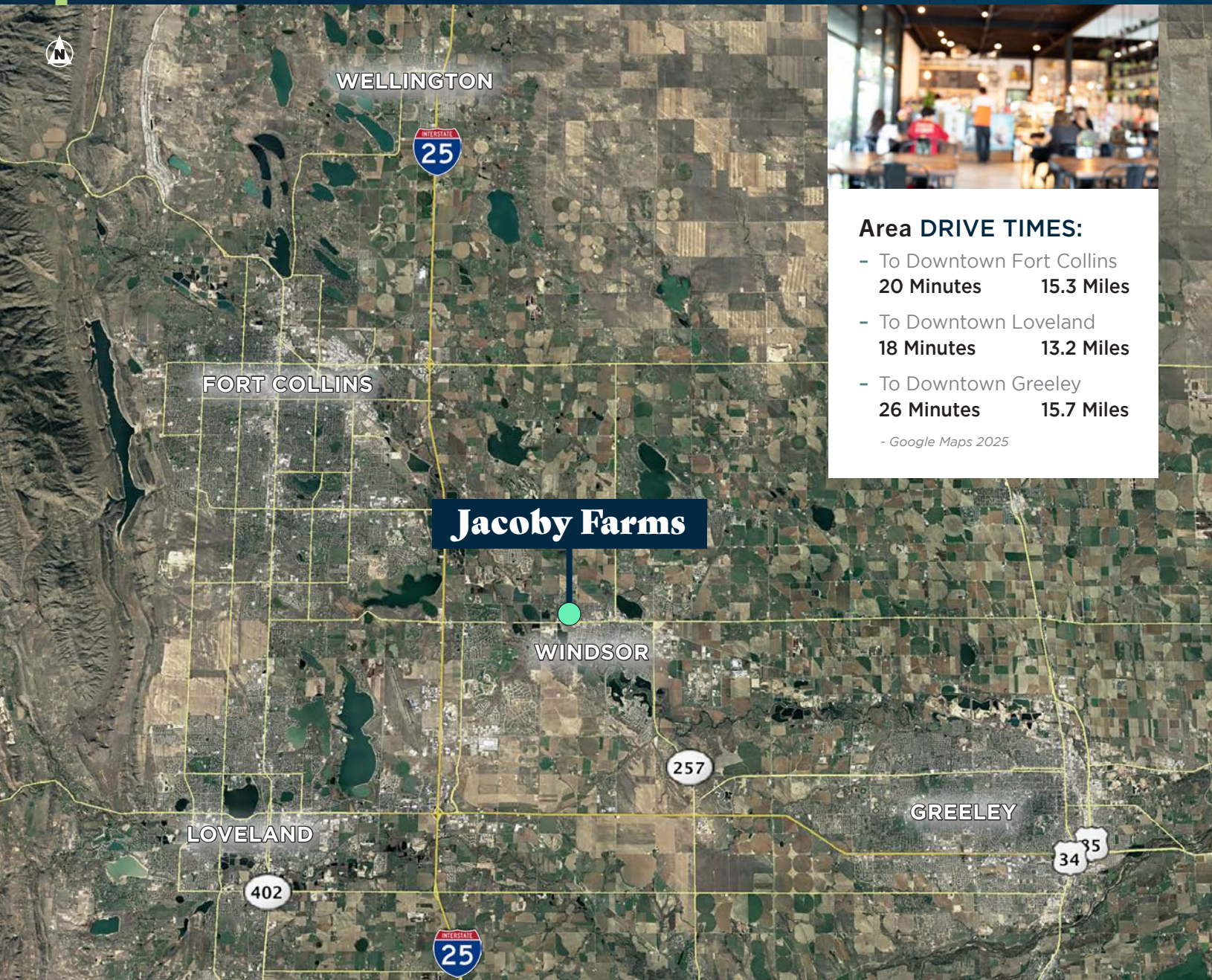
Estimated Population		Estimated Households		Average Household Income	
1 Mile	5,877	1 Mile	2,091	1 Mile	\$115,675
3 Miles	41,836	3 Miles	14,883	3 Miles	\$159,684
5 Miles	76,375	5 Miles	27,112	5 Miles	\$160,407

- ESRI 2025

Property FEATURES:

- Located next to a proposed new Walmart
 - Walmart is currently in the planning process with the City of Windsor for the area noted above for a new Walmart location
- Highly visible commercial corner
- Close to King Soopers and Safeway
- Zoned Retail and Commercial
- Traffic Counts: 20,000 (CDOT 2023)
- Adjacent to an active residential subdivision

AREA Overview



Area DRIVE TIMES:

- To Downtown Fort Collins
20 Minutes **15.3 Miles**
- To Downtown Loveland
18 Minutes **13.2 Miles**
- To Downtown Greeley
26 Minutes **15.7 Miles**

- Google Maps 2025

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FOR MORE INFORMATION PLEASE CONTACT:

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