

Northern Colorado Land Opportunity

LARIMER COUNTY, COLORADO

1,192 Acres
Divisible to 6 Acres
North of Fort Collins

POTENTIAL USES

RANCH RESIDENTIAL
RECREATION COMMERCIAL

NEWMARK

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US HIGHWAY 287 RELOCATION

- Current alignment of US Highway goes through the planned footprint of Glade Reservoir, so approximately 7 miles will be realigned and relocated east as a two-lane arterial roadway.

PARCELS

| | | | |
|---|--------------|----|--------------|
| 1 | 51.79 Acres | 7 | 191.3 Acres |
| 2 | 138.91 Acres | 8 | 10 Acres |
| 3 | 6 Acres | 9 | 168.85 Acres |
| 4 | 75.62 Acres | 10 | 58.76 Acres |
| 5 | 109.7 Acres | 11 | 268.08 Acres |
| 6 | 80 Acres | 12 | 32.61 Acres |

Current Zoning: Agriculture

GLADE RESERVOIR

- 5 Miles long, 280 feet deep
- Capacity to store 170,000 acre-feet of water
- More than \$24.4 million will be invested into recreation facilities
- Recreation Development Plan includes camping, boating, trails, and a visitor center

PROPOSED RECREATIONAL AREA

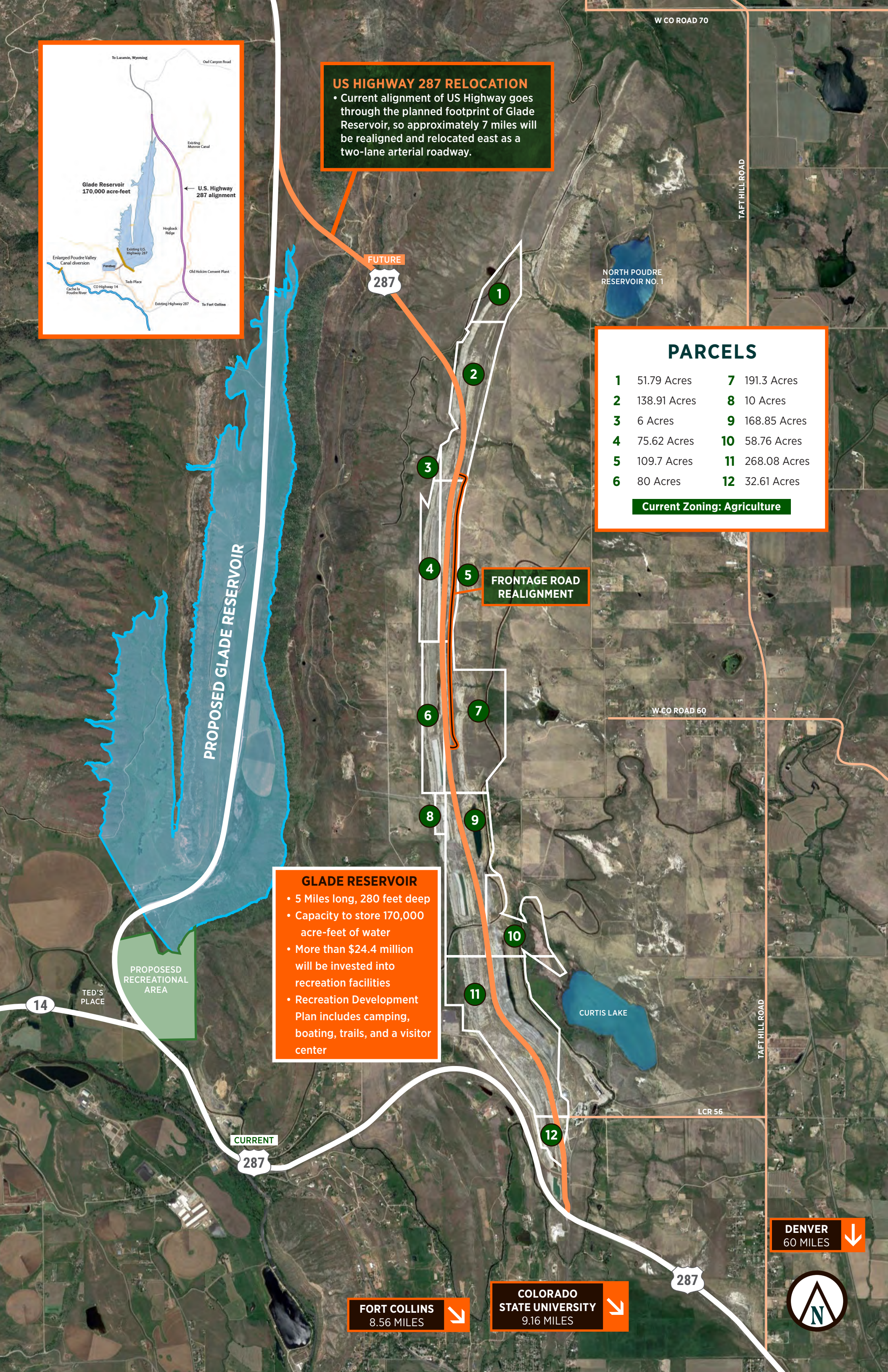
TED'S PLACE

FRONTAGE ROAD REALIGNMENT

DENVER
60 MILES ↓

FORT COLLINS
8.56 MILES ↘

COLORADO STATE UNIVERSITY
9.16 MILES ↘



LARIMER COUNTY

- 6th largest county in Colorado
- Encompasses 2,640 square miles that include some of the finest irrigated farmland in the state
- 2022 Population: 368,497
- 2022 Estimated Household Median Income: \$85,587

larimer.gov/about-larimer-county

FORT COLLINS, COLORADO

- Business Center of Northern Colorado
- Region's largest and best educated workforce
- Key sectors are manufacturing, high tech, higher education, state and federal government
- Highly educated
48% of residents hold a college degree and 14% with a doctoral degree
- 2022 Population: 183,102
- 2022 Estimated Household Median Income: \$77,783

fcgov.com



COLORADO STATE UNIVERSITY

- Land grant university
- 32,000 students from all 50 states and 80 nations
- One of the county's leading research universities with strong emphasis on vector-borne infectious disease, veterinary medicine, atmospheric science, clean energy technologies, and environmental science
- Annually, the university receives over \$300M in research funding

colostate.edu

FORT COLLINS TECH FIRMS



FORT COLLINS KEY MANUFACTURERS



FOR MORE INFORMATION, CONTACT

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