

## 23.58 ACRES AVAILABLE FOR SALE

### PROPERTY HIGHLIGHTS

- Mixed-use commercial and multifamily land available in Larimer County
- Immediate regional access from the interchange of I-25 and Highway 392
- Tremendous visibility from I-25
- Centrally located along the north front range adjacent to Fort Collins, Loveland, and Windsor
- Extension of water and sewer service needed from the south
- Left turn lane may be required from the frontage road depending on traffic study
- Part of mixed-use plan to include office, industrial, commercial, and multifamily uses across the full 23 acre site

### PRICING

±12.12 Acres Industrial: \$3,170,000 (\$6.00/SF)

±11.46 Acres Multifamily: \$1,500,000 (\$3.00/SF)

### PROPERTY FEATURES

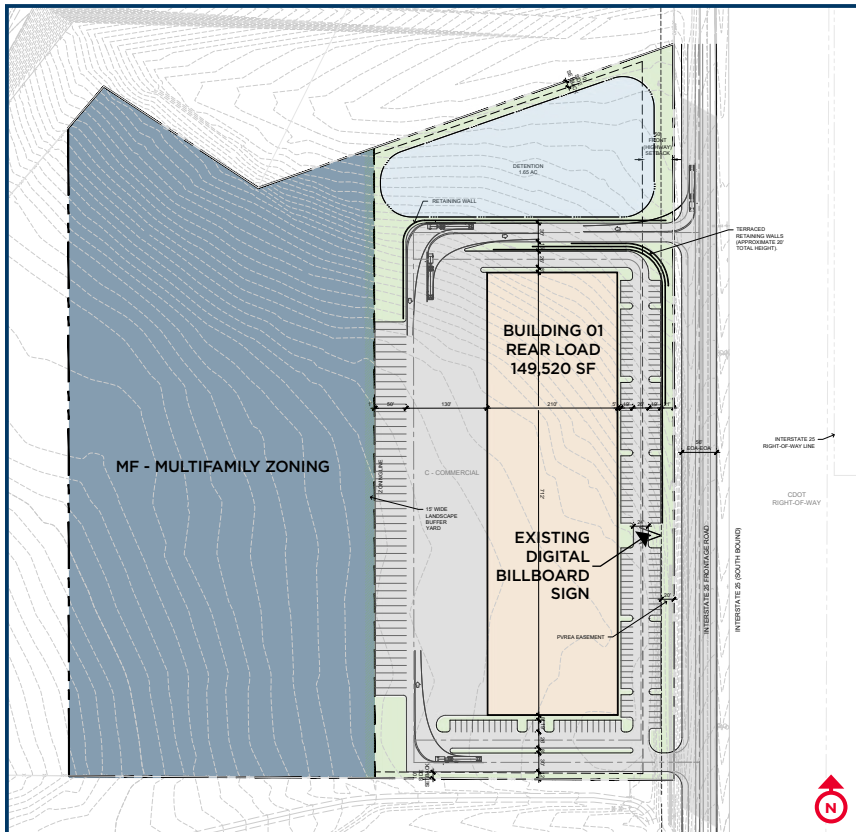
**Site Size** 23.58 Acres

**Zoning** CC - Commercial Corridor, Larimer County  
MF - Multifamily, Larimer County

**Frontage** ±1,175' on I-25



## CONCEPTUAL PLAN



## PROPERTY INFORMATION SUMMARY

<b>Jurisdiction</b>	Larimer County
<b>Zoning</b>	CC Commercial   MF Multifamily
<b>Electric</b>	Poudre Valley REA
<b>Gas</b>	Xcel Energy
<b>Water</b>	South Fort Collins-Loveland Water District
<b>Sewer</b>	South Fort Collins Sanitation



## TARGETED USES



Retail



Warehouse/  
Distribution



Multifamily



Assisted  
Living



Recreational



MOB/  
Healthcare



Building  
Supplies



Self Storage,  
Boat, RV

**LARIMER COUNTY LAND USE**

## NORTHERN COLORADO INDUSTRIAL MARKET OVERVIEW



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