

FOR SALE

8420 SE Frontage Rd - S
Windsor, CO 80550

30.00 ACRES +/-
DEVELOPMENT OPPORTUNITY
\$6,534,000.00 (\$5.00/SF)



TheGroup



OFFERING HIGHLIGHTS

- Just south of the Interstate-25 and Highway 392 intersection
- Electricity, water, sewer, and other utilities available
- Development opportunity – see permitted uses



Craig C. Hau

Partner/Senior Commercial Advisor

970.222.0077 Mobile

970.229.0700 Office | chau@thegroupinc.com

2803 E. Harmony Road | Fort Collins, CO 80528

www.craighau.com

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 8.13.2025



FOR SALE

8420 SE Frontage Rd - S
Windsor, CO 80550

PERMITTED USES

- Adult Day Care Centers
- Drive-Thru Restaurants
- Entertainment Facilities/Theaters
- Fast Food Restaurants
- Fuel Sales Convenience Stores
- Grocery/Supermarket
- Health Club
- Hospital
- Lodging
- Long-Term Care Facilities
- Medical Center/Clinics
- Mixed-Use Residential
- Multi-Family Mixed-Use
- Offices – Financial
- Personal/Business Services Shops
- Retail Establishment/Big Box Retail Store
- Schools – Private/Vocational Colleges
- Small Scale Recreational/Events Center
- Telecommunication Equipment (excluding freestanding towers)
- Unlimited Indoor Recreation

Craig C. Hau

Partner/Senior Commercial Advisor

970.222.0077 Mobile
970.229.0700 Office
chau@thegroupinc.com

2803 E. Harmony Road
Fort Collins, CO 80528

www.craighau.com

30.00 ACRES +/-
DEVELOPMENT OPPORTUNITY
\$6,534,000.00 (\$5.00/SF)



TheGroup

SALE OVERVIEW

Sale Price:	\$6,534,000.00
Price/SF:	\$5.00/SF
Total Acreage:	30.00 +/-
2024 Taxes:	\$2,320.18
Zoning:	General Commercial with CAC Overlay
Market:	Northern CO
Sub Market:	Windsor

PROPERTY OVERVIEW

Property:	Development opportunity located in the heart of rapidly expanding Northern Colorado. Consisting of 30.00 Acres, more or less. This Property offers Interstate-25 Frontage, high traffic counts, and great exposure. NOTE: A change of zoning will be needed for any new development.
Location:	Located in Northern Colorado with quick access to Interstate-25 and Highway-392



The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 8.13.2025

