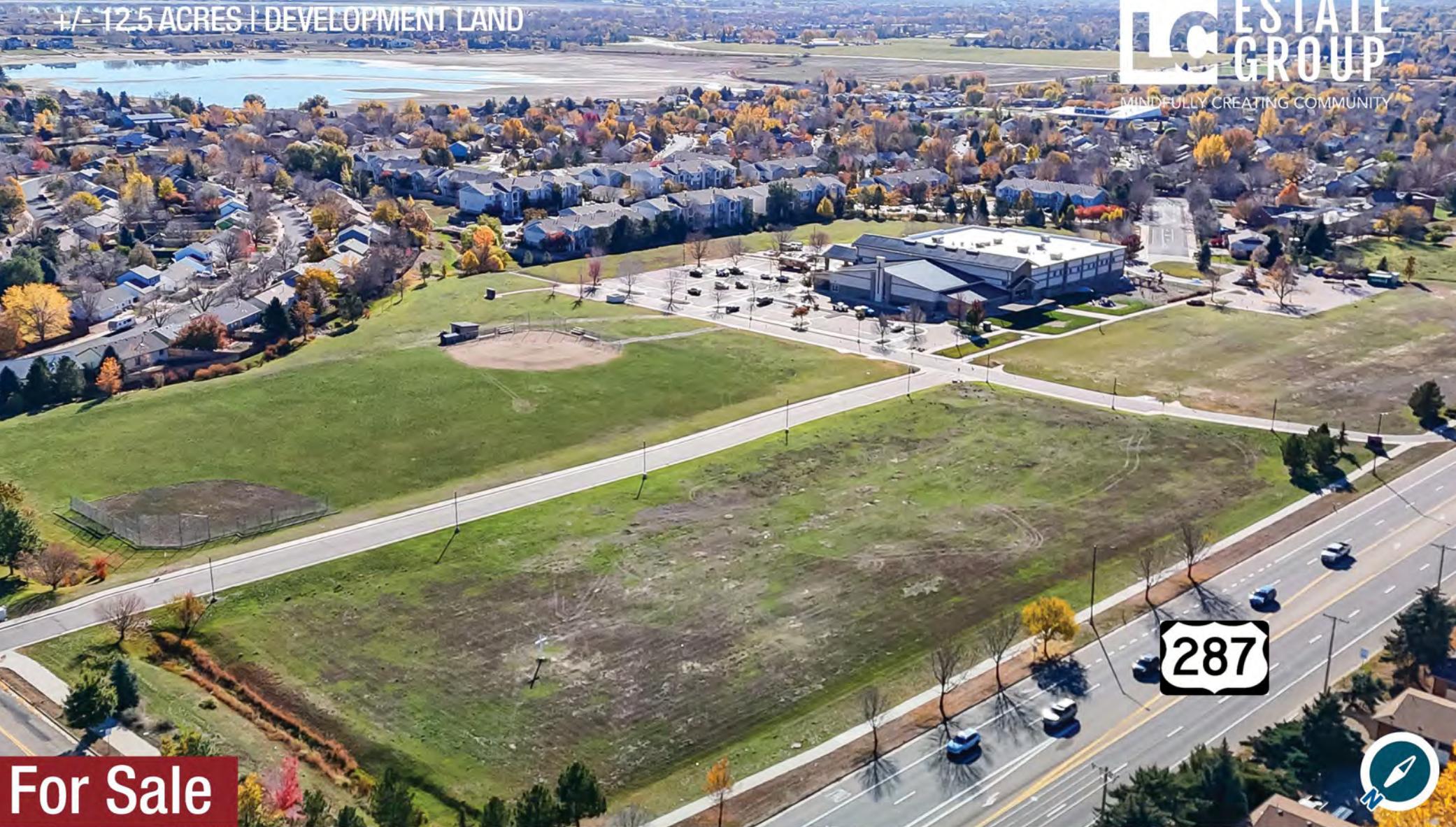


WINDSONG MIXED USE

+/- 12.5 ACRES | DEVELOPMENT LAND



For Sale

Windsong Mixed Use

SE of US Highway 287 & E 50th St
Loveland, CO 80538

Residential & Commercial Development Land

+/- 1 to 12.5 Acres Sites | Zoned B-UD

+/- 50 to 300 Dwelling Units | Up to 4.5 Acres Commercial





Windsong Mixed Use Development Overview

+/- 1-12.5 Acres | Zoned B-UD | Medium to High Density Residential & Commercial

LC Real Estate Group is pleased to present the opportunity to develop up to 12.5 acres for up to +/- 8 to 24 dwelling units per acre, estimated at +/- 50 to 300 dwelling units and/or commercial lots within the Windsong 7th PUD.

- **Zoning & Entitlement:** Currently zoned B-UD, “B- Developing Business” and “Unit Development”. The property has a highly flexible zoning code allowing for a variety of residential and commercial uses. Developers and/or end users may consider developing all or just a portion of the available site.
- **Residential Uses:** Potential residential uses include market rate and/or tax credit apartments, condominiums, townhomes, and paired homes. Three development areas range from 3 to 12.5 acres. Recent density study shows 246 to 266 multifamily and attached housing units.
- **Location Overview:** The property has a high profile location in North Loveland along US Highway 287/N. Garfield Ave. the main north/south corridor serving the Loveland-Fort Collins area and south of E. 50th St.
- **Commercial Uses:** Half acre to 4.5 acres of commercial frontage with lighted hard corner intersection on Highway 287 and E. 50th St. Potential commercial uses include destination retail, restaurant, coffee shop, automotive, neighborhood services, office, medical, and more.
- **Water Dedication:** City of Loveland Water District is more cost competitive than neighboring water districts with a stable and attractively priced raw water at \$48,825 per acre-foot. Highly attractive Cash-In-Lieu building program allows for 100% Cash-In-Lieu raw water dedication at time of building permit. Multifamily water dedication of 0.16 acre-feet per dwelling unit plus common area raw water.
- **Location Advantages:** Increased prices and rents from constrained future land supply due to foothills to the west, Fort Collins-Loveland public open space north of 71st Street and existing housing to the south. Higher priced Fort Collins housing market to the north and short commute time is driving housing growth and price appreciation in North Loveland Housing market.
- **Market Survey:** Limited new apartment product in North Loveland/South Fort Collins trade area, with three (3) projects built since 2022 totaling 280 units at approximately 98% occupancy. Average market rental rates for 1 Bed (\$2.02/SF, \$1,474/month, 729 SF), 2 Bed (\$1.65/SF, \$1,810/month, 1,096 SF), and 3 Bed (\$1.64/SF, \$1,961/month, 1,194 SF).



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Windsong Mixed Use Request For Proposal

+/- 1-12.5 Acres | Zoned B-UD | High Density Residential & Commercial

Immanuel Lutheran Church (ILC) is seeking proposals for the development of surplus church land. ILC has provided several conceptual plans that preserve and expand several key elements of the site for future church use. The buyer is encouraged to offer with a price based on closing with final site development plan approval. Conceptual site plans of buyers development are to be shared with any offer reserving tracts for planned future church uses. Location of any relocated church amenities are not fixed in location or character, however they are meant to be a guide for collaborative planning purposes.

- **Tech Ed Garage:** Site plan for building of to be agreed upon size for annual car show and garage space for repairing cars.
- **Relocated Recreational Field(s):** Preservation and relocation of a recreational fields to accommodate future development for church use. New site could include additional amenities like outdoor garden(s) and/or pavilion. Potential creative uses of park space could double as onsite detention for future development.
- **Fellowship/Community Building:** Site plan for community building of to be agreed upon size for holding community events. Building would be placed in proximity to future residential units to promote community interaction. Community building could be separately owned by church or could be a shared use facility with cost sharing or lease back.
- **Relocated Parking:** Preservation of parking for church use to accommodate future residential development. Primary entrance is on the east side of facility and retaining or relocated parking with proximity to this entrance is necessary.
- **Complementary Commercial Uses:** The church currently operates child care as well as pre-school through high school private school. Complementary neighborhood commercial uses compatible with child care and school uses would be considered.

TRAFFIC COUNT

US Highway 287/ N. Garfield Ave.

33,000 VPD



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OVERVIEW

Land	+/- 12 Acres
Zoning	B - Developing Business
Density	Uniform Development Code (UDC): R3 +/- 17 Units/Acre Greater density with Complete Neighborhood and/or site specific variance
Dwelling Units	TBD
Entitlement	Existing Unit Development approved by Special Review. Pre-Application & Neighborhood Meeting, Planning Commission Hearing, & City Council Approval required to amend Special Review Unit Development to multifamily as an Allowed Use with Enhanced Corridor Overlay Zone standards or Townhomes and/or Duplexes as a Limited Use.

PROPERTY TAXES

County	Larimer
Legal	To be Subdivided: LOT 3, WINDSONG 7TH SUBDIVISION, LOVELAND
Parcel Account Number	9636337903 R1528637
Mill Levy	79.807

UTILITY PROVIDERS

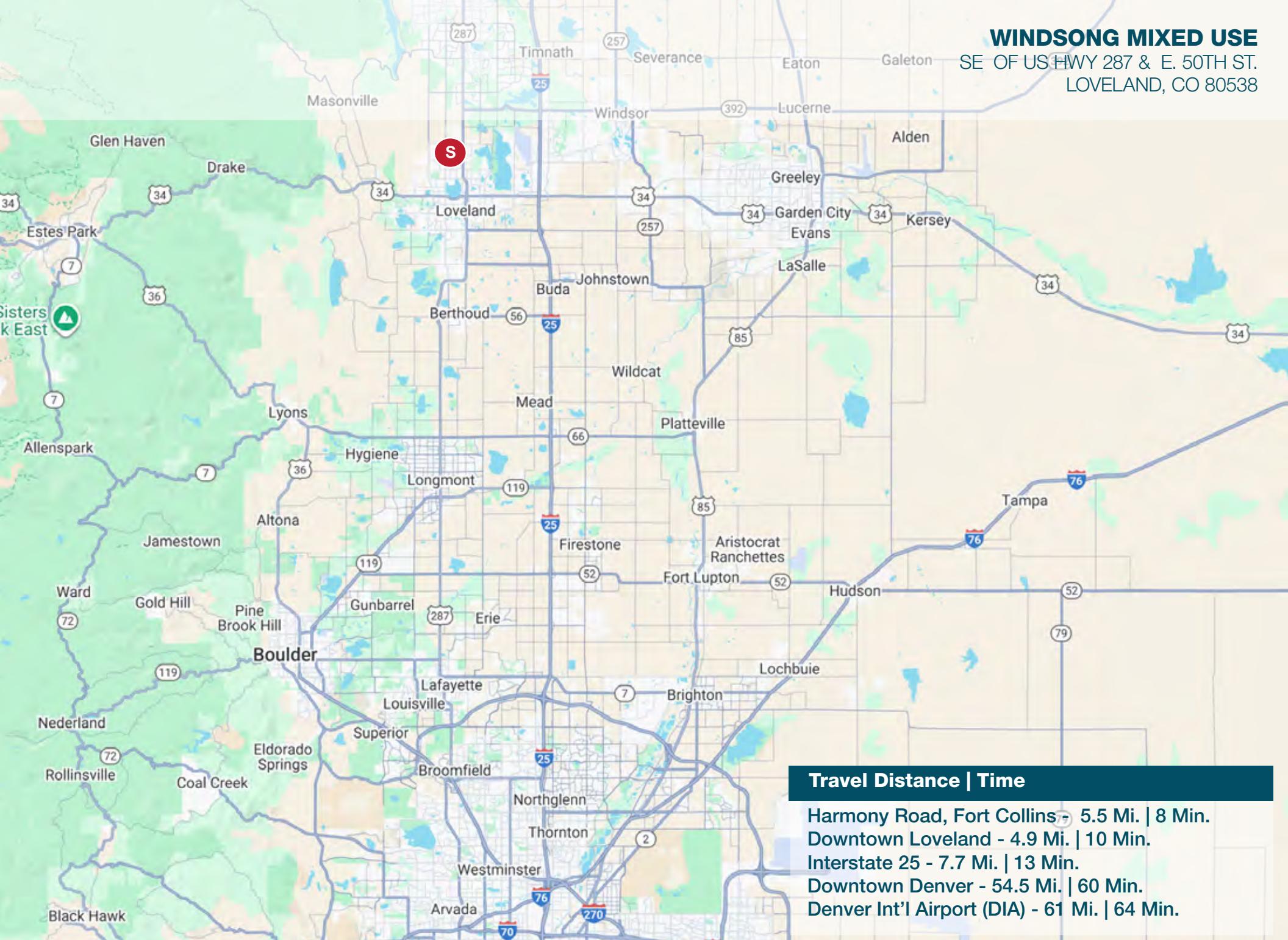
Gas	Xcel Energy
Electricity	City of Loveland
Water & Sewer	City of Loveland

COMMUNITY RESOURCES

School District	Thompson R-2J
Elementary	Peakview Academy
Middle/Junior High	Peakview Academy
High School	Mountain View
Police	City of Loveland

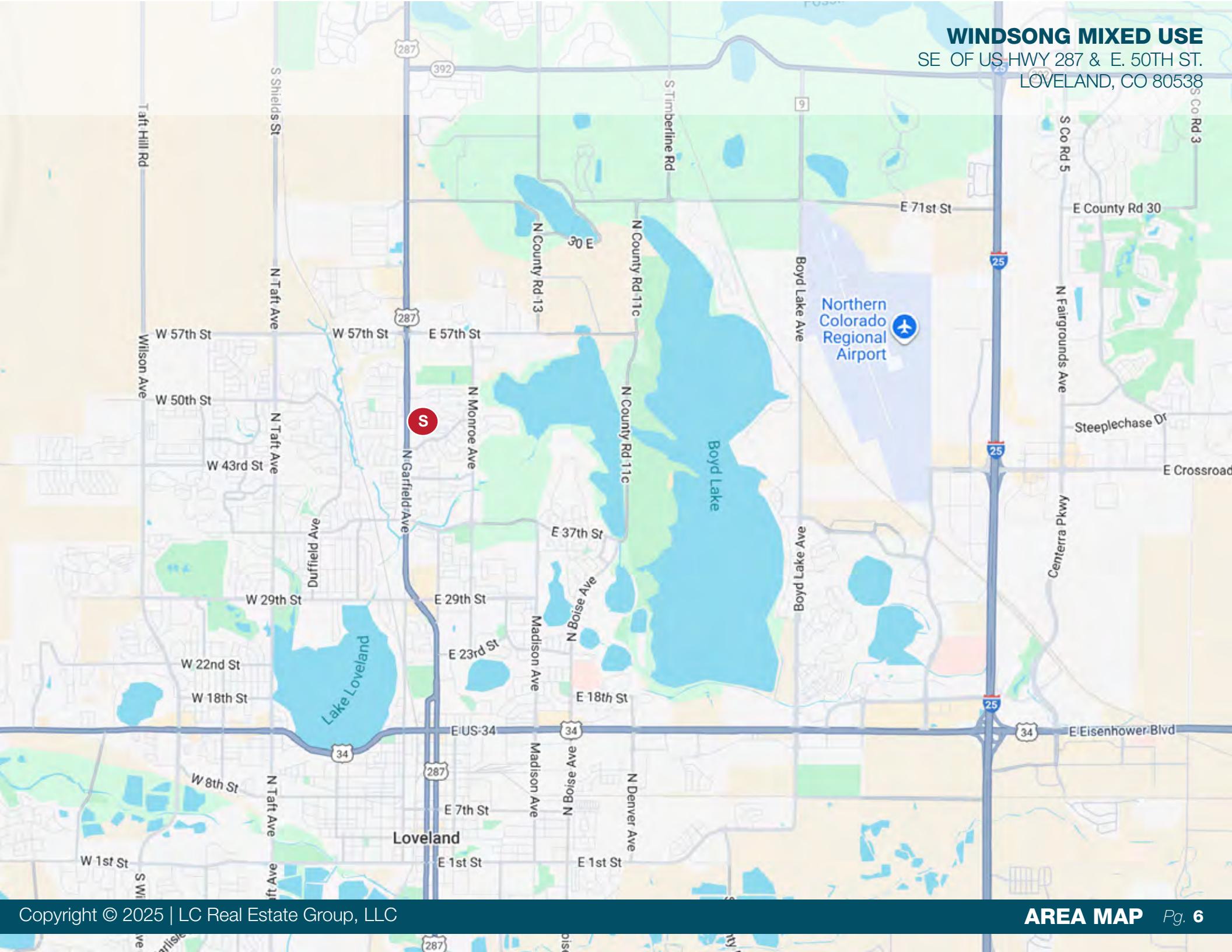
WINDSONG MIXED USE

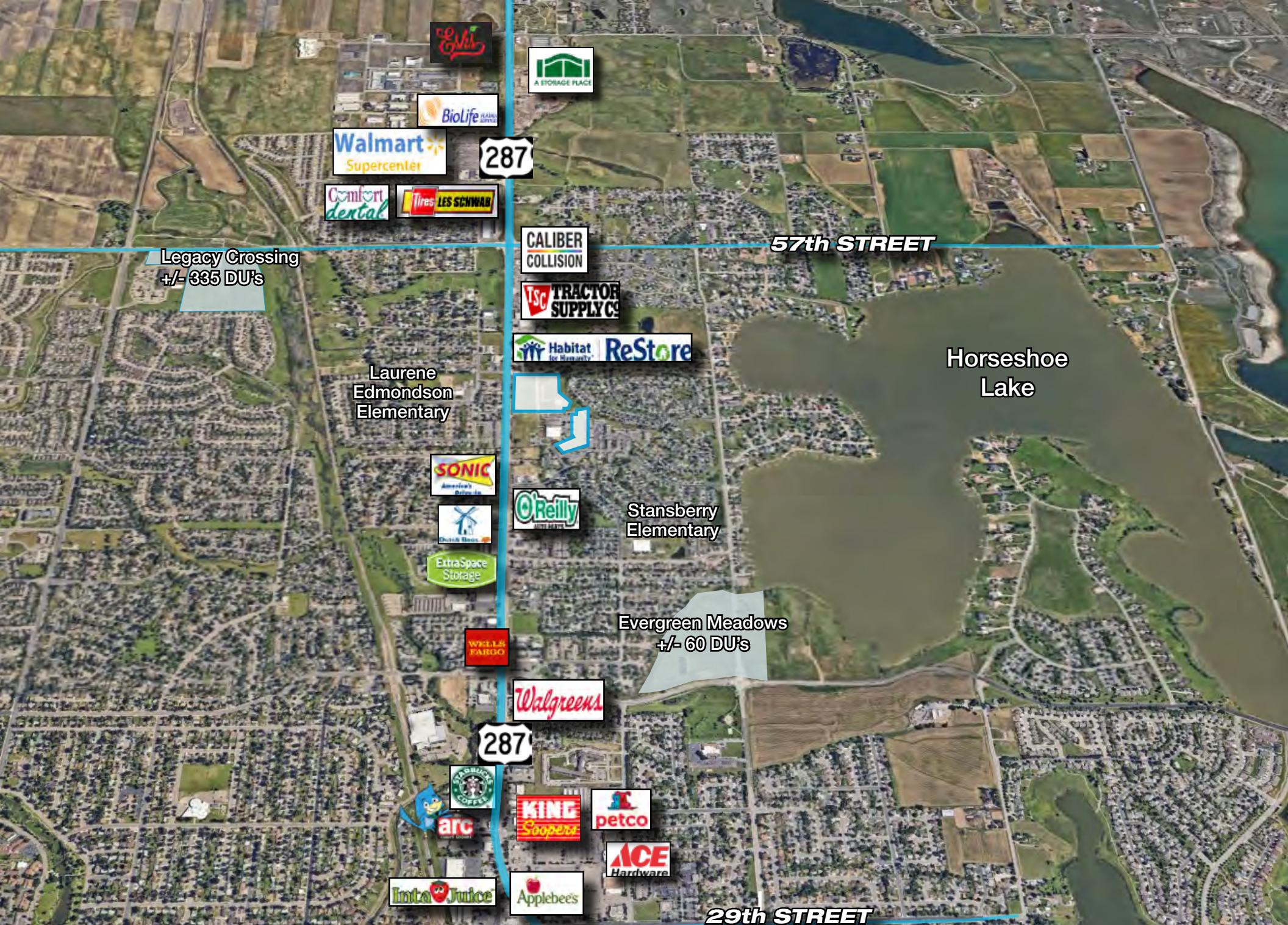
SE OF US HWY 287 & E. 50TH ST.
LOVELAND, CO 80538



WINDSONG MIXED USE

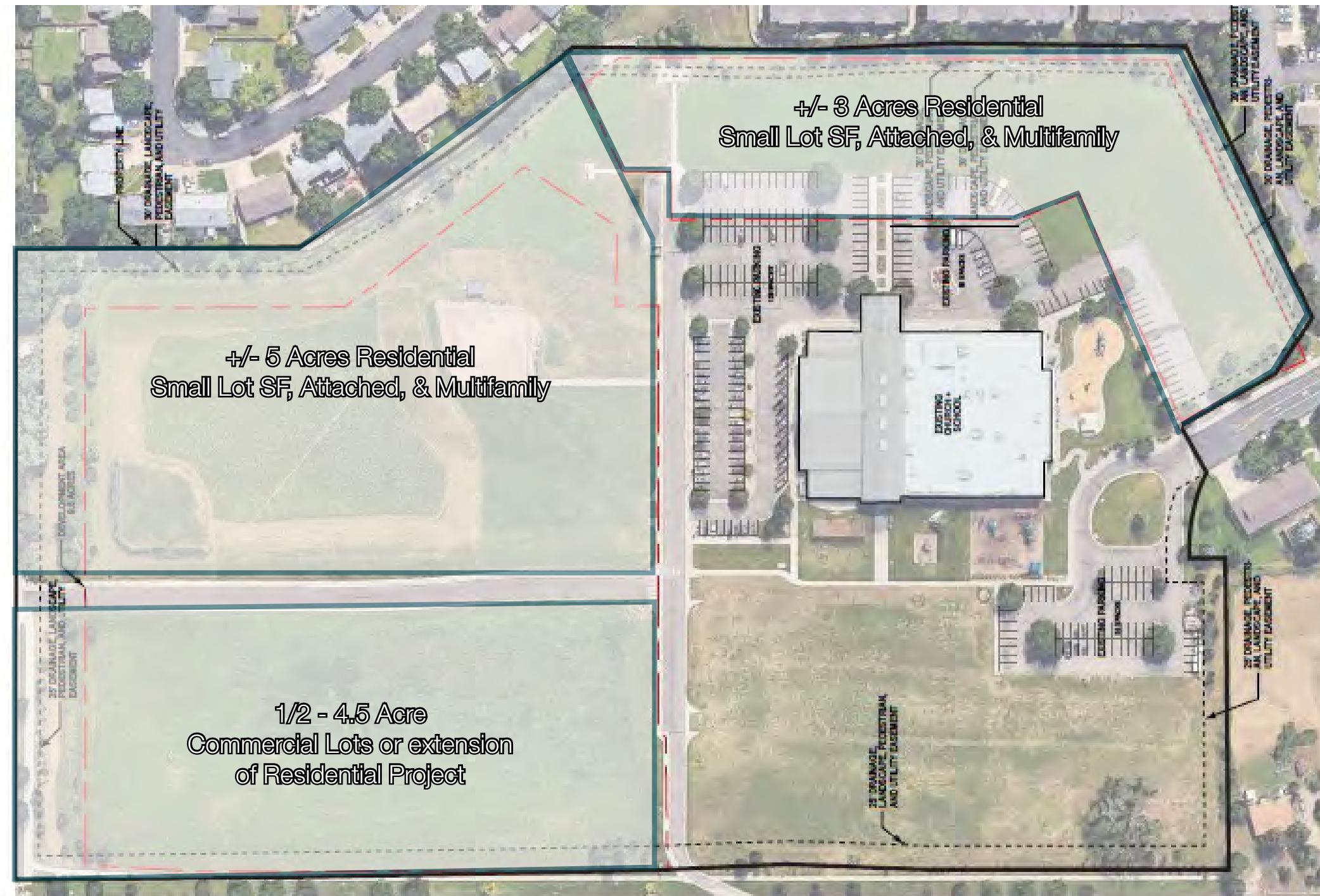
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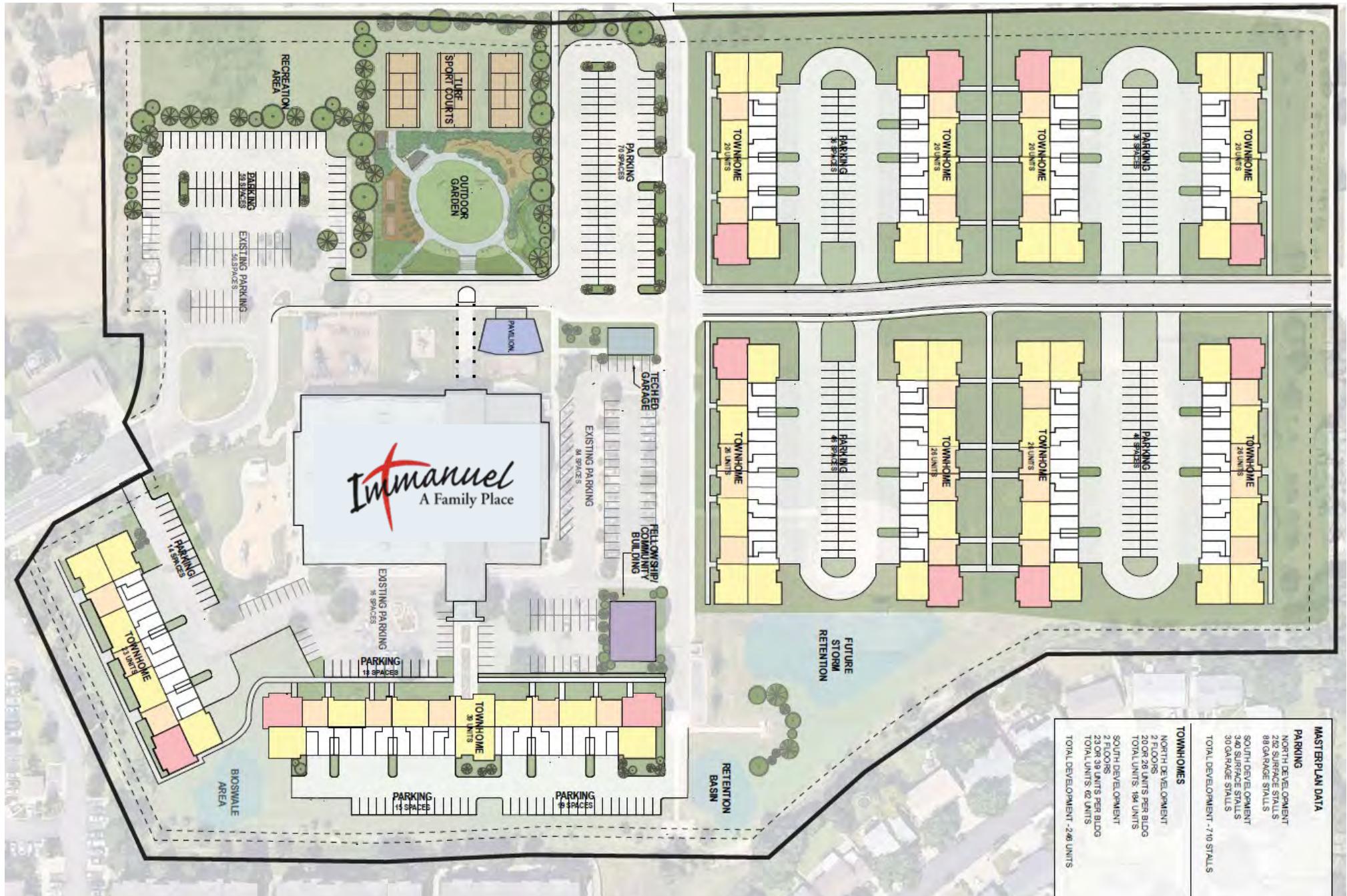






HIGHWAY 287

50TH STREET



MASTERPLAN DATA

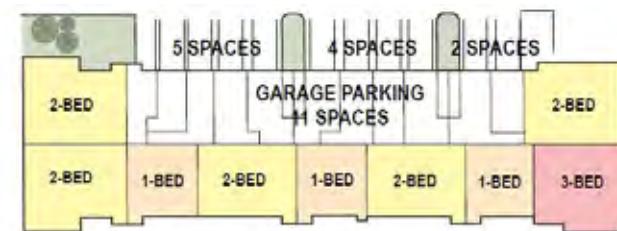
NORTH DEVELOPMENT	252 SURFACE STALLS
88 GA RAGE STALLS	
SOUTH DEVELOPMENT	340 SURFACE STALLS
30 GARAGE STALLS	
TOTAL DEVELOPMENT - 710 STALLS	

Walk-Up Multifamily Concept 1 | 246 Units

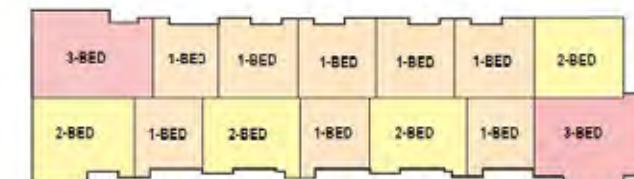
Two phase development plan consisting of 9.5 acres in phase 1 and 3.0 acres in phase 2. Approximately 184 multifamily units and 164 parking spaces in Phase 1. Approximately 62 multifamily units and 29 parking spaces in Phase 2.



FRONT ELEVATION FOR REFERENCE



23 UNIT TOWNHOME - LEVEL 01 (20 AND 26 UNIT BLDGS SIM)



23 UNIT TOWNHOME - LEVEL 02 (20 AND 26 UNIT BLDGS SIM)



39 UNIT TOWNHOME - LEVEL 01

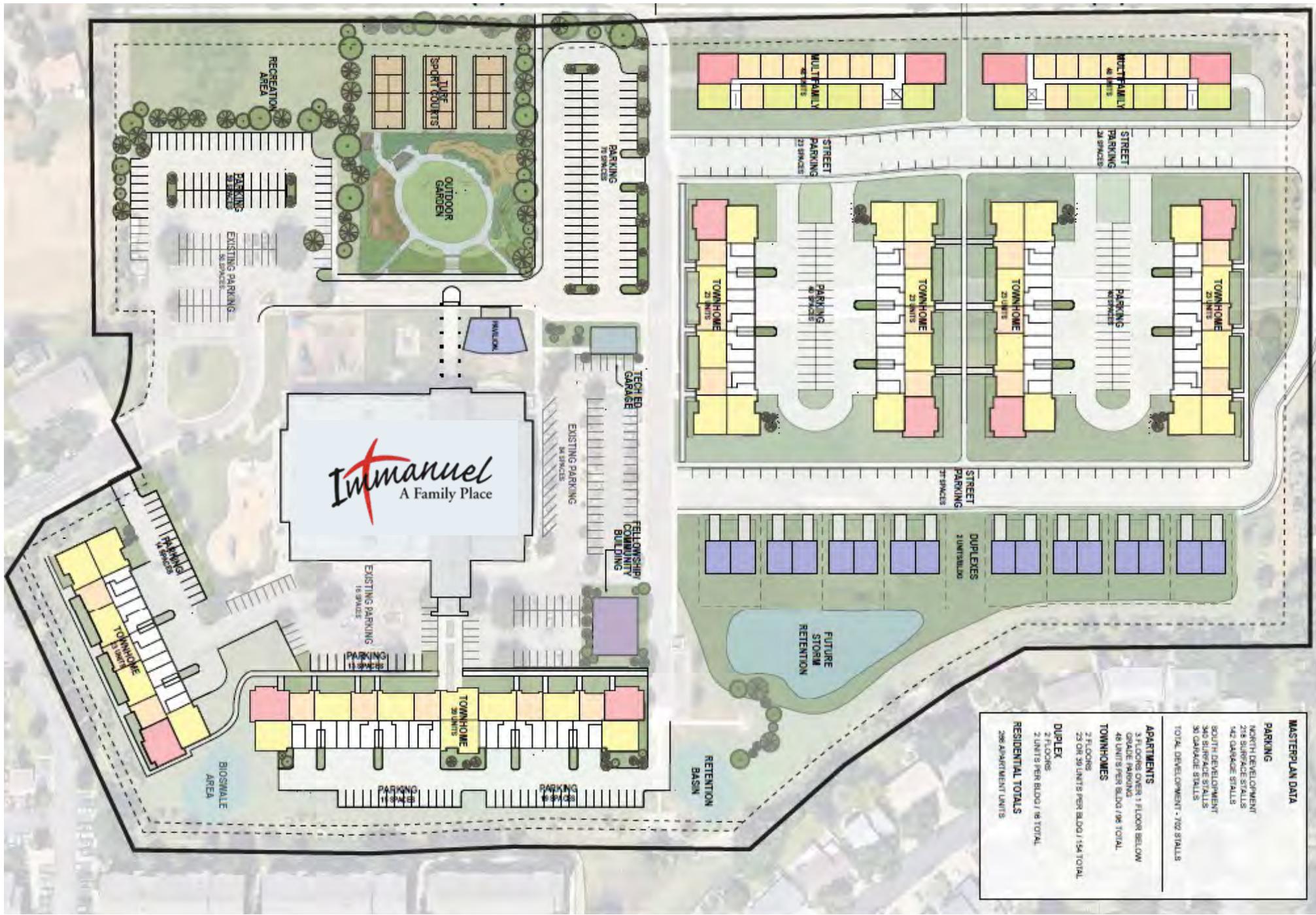


39 UNIT TOWNHOME - LEVEL 02



HIGHWAY 287

50TH STREET





Multifamily Concept 2 (Density Study) | 246 Units

Two phase development plan consisting of 9.5 acres in phase 1 and 3.0 acres in phase 2. Approximately 184 multifamily units and 164 parking spaces in Phase 1. Approximately 62 multifamily units and 29 parking spaces in Phase 2.





LOVELAND, CO

THE “SWEETHEART CITY” & “GATEWAY TO THE ROCKIES”

- The City of Loveland is known for its art culture, proximity to outdoor recreation opportunities, its plethora of parks, and a strong sense of community.
- Loveland is centrally located between Colorado State University in Fort Collins, University of Northern Colorado at Greeley, and University of Colorado at Boulder.
- With the growth of the Northern Colorado Regional Airport as a gateway to the region, the City is poised to strategically grow into the future.
- Growing as a destination to live and work in Colorado, Loveland boasts high quality sources of labor, and impressive employment and economic vitality.

POPULATION	1 Mile	City	Larimer	State	US
2010	9,839	67,107	299,630	5,029,200	308,745,538
2025	10,458	79,15	381,570	6,096,340	338,440,954
Annual % Change	0.42%	1.26%	1.82%	1.41%	0.69%
Avg. Family Size	2.40	2.27	2.36	2.49	2.53
INCOME	1 Mile	City	County	State	US
Median HH Income	\$76,645	\$82,287	\$92,526	\$98,625	\$79,068
AGE	1 Mile	City	County	State	US
Median Age	41.8	42.8	38.4	38.3	39.3
Less than 18	20	18.6	18.3	20.6	21.0
18-24	7.8	7.4	12.4	9.5	9.5
25-34	13.1	13	14.7	15	13.5
35-64	37.7	37.4	35.7	38	37.7
65+	21.4	23.5	18.9	18	18.1

FOOTNOTES

Source: Esri Community Profile as of Q3 2025

EDUCATION	1 Mile	City	County	State	US
High School	93.5%	96.7%	97.3%	94.0%	90.6%
College	54.9%	53.8%	63.9%	56.6%	46.3%

Colorado is 2nd Most Educated State in the United States (US News & World Report | May 2025)

FOOTNOTES

Source: Esri Community Profile Population 25+ as of Q3 2025



LOVELAND, CO

THE “SWEETHEART CITY” & “GATEWAY TO THE ROCKIES”

- Governor’s Award for Downtown Excellence (Downtown Colorado Inc., The Foundry & City of Loveland Economic Development and Development Services - 2020)
- Healthy Infrastructure Award in Programming. (National Fitness Campaign - 2019)
- No. 3, Most Diverse Places to Live in Larimer County (Niche.com - 2025)
- No. 5, Best Places For Young Professionals in Larimer County (Niche.com - 2019)
- No. 10, Best Place to Live in Colorado (US News.RealEstate.com - 2025)
- Award for Innovative Collaborations and Partnerships (American Planning Association - 2017)
- No. 5, Best Place to Raise a Family (Niche.com - 2025)

UNEMPLOYMENT	MSA	County	State	US
October 2025	3.40%	3.60%	3.70%	4.20%

Source: FRED Economic Data Unemployment Rates (fred.stlouisfed.org)

EMPLOYMENT	1-Mile	City	County	State	US
Non-Farm Payroll Total	1,764	46,398	181,850	2,748,212	160,403,925
Agriculture/Mining	0.06%	0.16%	0.45%	1.01%	0.73%
Construction	11.85%	6.06%	5.75%	5.58%	4.63%
Manufacturing	1.02%	8.26%	5.62%	5.45%	7.62%
Trade, Transportation, & Utilities	13.78%	18.86%	16.90%	16.77%	18.40%
Information	1.70%	2.20%	2.16%	3.07%	2.62%
Financial Activities	10.37%	6.35%	6.90%	9.91%	9.45%
Professional & Business Services	9.69%	5.62%	6.86%	8.09%	7.91%
Education and Health Services	31.86%	29.45%	29.20%	23.07%	24.10%
Leisure and Hospitality	6.46%	12.41%	13.13%	13.62%	11.23%
Other Services	11.79%	5.51%	5.97%	6.37%	7.00%
Government	1.42%	5.13%	7.07%	7.07%	6.31%
	1-Mile	City	County	State	US
Owner Occupied Housing	69.80%	60.70%	57.50%	57.20%	57.90%

FOOTNOTES

Source: Esri Business Summary by NAICS, Esri Community Profile as of Q3 2025

WINDSONG MIXED USE

Loveland, Colorado

Exclusively Marketed For Sale By



MINDFULLY CREATING COMMUNITY

LCRealEstateGroup.com
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