

**FOR SALE**

8420 SE Frontage Rd  
Windsor, CO 80550

**57.1805 ACRES +/-**  
**DEVELOPMENT OPPORTUNITY**  
**\$12,453,912.90 (\$5.00/SF)**

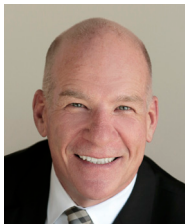


**TheGroup**



## OFFERING HIGHLIGHTS

- Southernmost of three available parcels
- 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](mailto:chau@thegroupinc.com)

2803 E. Harmony Road | Fort Collins, CO 80528

[www.craighau.com](http://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. 9.17.2024



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## 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

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## SALE OVERVIEW

<b>Sale Price:</b>	\$12,453,912.90
<b>Price/SF:</b>	\$5.00/SF
<b>Total Acreage:</b>	57.1805 Acres +/-
<b>2023 Taxes:</b>	\$2,221.47
<b>Zoning:</b>	General Commercial with CAC Overlay
<b>Market:</b>	Northern CO
<b>Sub Market:</b>	Windsor

## PROPERTY OVERVIEW

<b>Property:</b>	Development opportunity located in the heart of rapidly expanding Northern Colorado. Consisting of 57.1805 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.
<b>Location:</b>	Located in Northern Colorado with quick access to Interstate-25 and Highway-392



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