

FOR SALE

8420 SE Frontage Rd - S
Windsor, CO 80550

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

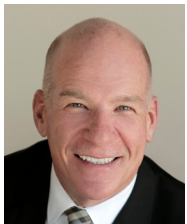


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OFFERING HIGHLIGHTS

- 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

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. 8.8.2025



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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

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



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