

FOR SALE

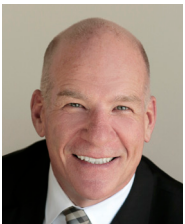
TBD Royal Vista Cir
Windsor, CO 80528

**21.3155 ACRES +/-
DEVELOPMENT OPPORTUNITY
\$10,213,534.98 (\$11.00/SF)**



OFFERING HIGHLIGHTS

- Northernmost 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. 9.17.2024



FOR SALE

TBD Royal Vista Cir
Windsor, CO 80528



TheGroup

21.3155 ACRES +/-
DEVELOPMENT OPPORTUNITY
\$10,213,534.98 (\$11.00/SF)

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

SALE OVERVIEW

| | |
|-----------------------|-------------------------------------|
| Sale Price: | \$10,213,534.98 |
| Price/SF: | \$11.00/SF |
| Total Acreage: | 21.3155 Acres +/- |
| 2023 Taxes: | \$31,327.33 |
| Zoning: | Limited Industrial 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 21.3155 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. 9/17/2024

