

115 WEST HICKORY STREET

FORT COLLINS, CO 80524



INDUSTRIAL LAND FOR SALE

3.84 Acres (167,342 SF)

Price: \$1,100,000 (\$6.57/SF)



// PROPERTY DETAILS

Strategically located in North Fort Collins—where industrial land is increasingly scarce—this property offers a rare development opportunity and is well suited for a multitenant industrial building.

 **ACREAGE**
3.84 ACRES

 **SIZE**
167,342 SF

 **PRICE**
\$1,100,000 (\$6.57/SF)

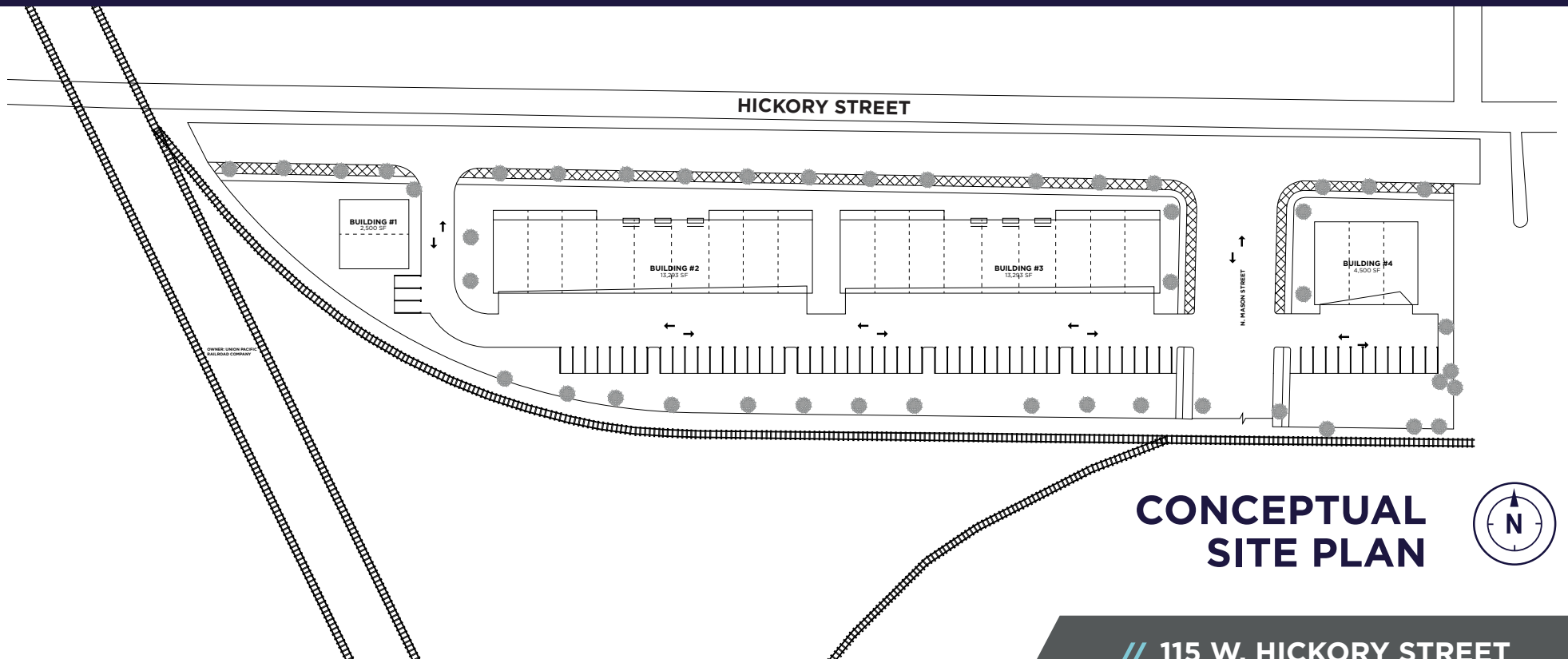
 **ZONING**
(CS) SERVICE COMMERCIAL

// PROPERTY HIGHLIGHTS

 **CIVIL DESIGN COMPLETE**

 **POTENTIAL TAX INCREMENT FINANCING AVAILABLE**

 **UTILITY ACCESS**



// 115 W. HICKORY STREET
Fort Collins, CO 80524

// 3D CONCEPTUAL PLANS



115 WEST HICKORY STREET

Hickory St



Conifer St



287

N College Ave



DEMOGRAPHICS

2025	1 Mile	3 Mile	5 Mile
Total Population	8,637	69,836	135,793
Total Households	3,842	27,268	55,751
Median Household Income	\$63,951	\$65,307	\$75,383
Avg. Household Income	\$95,022	\$95,619	\$103,607

Average Daily Traffic Volume: 15,001 - 50,000
Source: esri

E Suniga Rd

E Vine Dr



E Lincoln Ave

N Lemay Ave

9th St

BROKER CONTACT INFORMATION

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