

22.92± ACRES OF DEVELOPMENT LAND - INTERCHANGE LOCATION

NEAR THE SWC OF INTERSTATE 25 & HIGHWAY 392, FORT COLLINS, CO



FOR SALE

PRIME DEVELOPMENT
SITE ALONG THE
RAPIDLY GROWING I-25
CORRIDOR

REGIONAL INTERCHANGE
SITE: 113,000± VPD
(I-25 & HWY 392 Combined)

RAPIDLY GROWING AREA -
3-MILE POPULATION
GROWTH RATE OF 98%
(Since 2010)

3-MILE AVG. HH INCOMES =
OVER \$186,000

ENTRANCE TO WINDSOR &
FORT COLLINS

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EXECUTIVE SUMMARY

THE SITE:

Outstanding interchange development site near the SWC of I-25 and Highway 392 in Fort Collins, CO. The site is approximately 22.92± gross acres with potential for a wide range of commercial uses, including retail, fuel/convenience, quick-service restaurants, medical, hospitality, and more. The adjacency to, and easy access from the I-25 interchange makes this site an appealing location for an array of uses. This prominent location is situated in one of Northern Colorado's fastest-growing and most affluent areas (average household income of \$186,000) and benefits from excellent connectivity to nearby communities such as Windsor, Loveland, Johnstown, Timnath, and Fort Collins. With access to two major thoroughfares—Interstate 25 and Highway 392—the property provides a rare opportunity for developers to secure a premier location in a thriving corridor.

MARKET OVERVIEW & AREA INFORMATION:

- **LOCATION:** Rapidly growing, high income, regional location, with quick access to the region via Interstate 25 and Highway 392, and centrally located for travel to and from any Northern Colorado municipality and the Denver Metro area.
- **POPULATION:** Northern Colorado is one of the fastest growing areas in the U.S. with a current population of approximately 982,000 (30 mile radius from I-25 and US 34).
- **EDUCATION:** Northern Colorado features two major universities: Colorado State University (34,200± students) and The University of Northern Colorado (8,400± students), and two community colleges - Front Range Community College (10,000± students) and Aims Community College (8,200± students). These are significant employers and contribute greatly to the vibrancy of the regional and local economies by providing jobs, an educated workforce, and technology transfer to the private sector. University of Northern Colorado has plans for a new college of osteopathic medicine facility, scheduled to open in 2026.
- **MAJOR EMPLOYERS:** UCHealth, Banner Health, Poudre School District, JBS USA, HP, Woodward, Broadcom Ltd., Leprino Foods, and many more.
- **SERVICES & PUBLIC AMENITIES:** Extensive shopping and dining, cultural and recreational amenities, numerous golf courses and health care facilities.

PROPERTY HIGHLIGHTS

- Located in the heart of the region's growth, and highly visible.
- Near an abundance of existing rooftops and rooftops under construction.
- Convenient and quick access to the region via Interstate 25 and Highway 392.
- Excellent traffic counts - Interstate 25 and Highway 392 with 113,000± VPD, combined.

LAND AREA	22.92± acres
ASKING PRICE	\$1,950,000.00 (\$1.95 / SF)
CURRENT ZONING	General Commercial - CAC (Corridor Activity Center) Overlay
CURRENT MILL LEVY	97.715
COUNTY	Larimer
PARCEL NO.	8622000014

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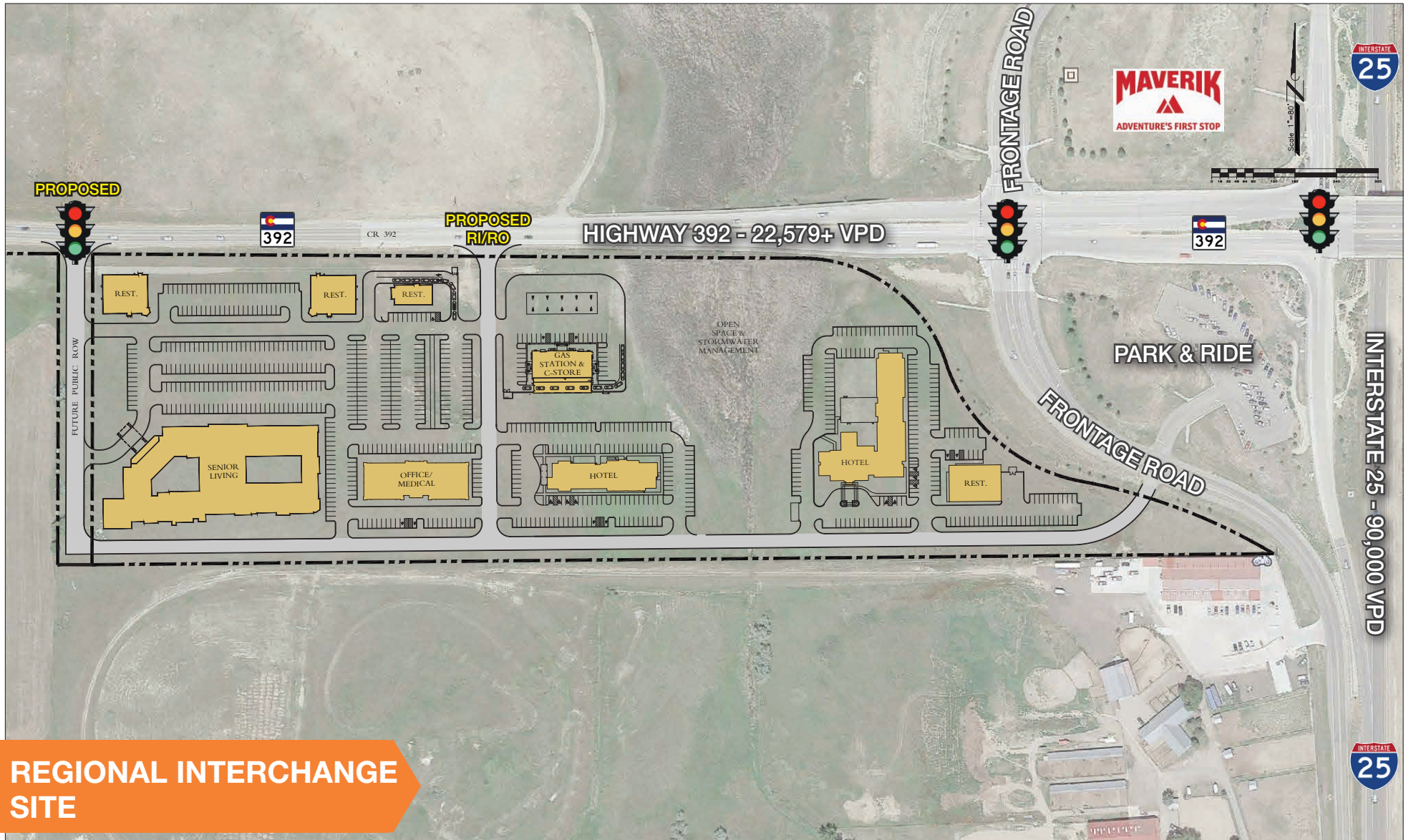
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CONCEPTUAL SITE PLAN



REGIONAL INTERCHANGE SITE

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LOCATION AERIALS

NEAR THE SWC OF INTERSTATE 25 & HIGHWAY 392,
FORT COLLINS, CO



**\$186K+ EST. HH INCOME WITHIN
A 3 MILE RADIUS!**

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PROPERTY DETAILS

ENTITLEMENTS:

- Annexed and zoned within the City of Fort Collins
- General Commercial - CAC (Corridor Activity Center) Overlay Zoning Code (Section 2.3.4 & 2.6.4): [click here](#)

REIMBURSEMENT OBLIGATION:

Although the property is annexed and zoned within the City of Fort Collins, the Town of Windsor has imposed a regional reimbursement fee on benefiting properties near the I-25/392 interchange. This fee applies based on proximity and trip generation, per Windsor Municipal Code Section 15-15-60. [Click here for link.](#)

MILL LEVY: 97.715 mills (no metro district)

DEVELOPMENT FEES:

City of Fort Collins Fees: [click here](#)

Water District Fees: [click here](#)

Sewer District Fees: [click here](#)

UTILITIES:

Electric - Poudre Valley REA

Gas - Xcel Energy

Water - Fort Collins-Loveland Water District

Sewer - South Fort Collins Sanitation District

Intergovernmental agreement: [click here](#)

USES IN THE CORRIDOR ACTIVITY CENTER (CAC):

USES	REVIEW TYPE
Entertainment Facilities/Theaters	Type 2
Fuel Sales Convenience Stores	Type 2
Grocery / Supermarket	Type 2
Health Club	Type 2
Hospital	Type 2
Lodging	Type 1
Long-term Care Facilities	Type 2
Medical Center/Clinics	Type 2
Mixed-Use Dwelling Units	Type 2
Restaurants (fast food with drive-thru)	Type 2
Restaurants (standard)	Type 2
Offices/Financial	Type 1
Personal/Business Service Shops	Type 2
Retail Establishment (large/big box)	Type 1
Retail establishments	Type 1
Schools - Private/Vocational Colleges	Type 2
Small Scale Reception Center	Type 2
Unlimited Indoor Recreation	Type 2

Full list of uses: [click here](#)

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DEMOGRAPHICS AND AREA INFORMATION

NORTHERN COLORADO: A REGION ON THE RISE:

Northern Colorado is one of the fastest-growing and most dynamic regions in the state, offering an exceptional mix of business opportunity, quality of life, and economic vitality. Anchored by thriving communities such as Fort Collins, Loveland, Greeley, Johnstown and Windsor, the area continues to attract new residents, companies, and investors at an unprecedented pace.

Quality of Life that Attracts and Retains Talent

Northern Colorado consistently ranks as one of the most desirable places to live and work. Residents enjoy a blend of small-town charm and metropolitan amenities, paired with abundant outdoor recreation. With the Rocky Mountains at the doorstep, a highly rated school system, and vibrant arts and cultural scenes, the region continues to attract top talent and families seeking a balanced lifestyle.

Why Northern Colorado?

- Consistently high population growth and household income trends
- Diverse, resilient economy anchored by both global corporations and entrepreneurial ventures
- Central location along Colorado's busiest growth corridor
- Exceptional lifestyle appeal driving strong workforce retention

Northern Colorado is not just growing—it's thriving. For investors, developers, and businesses, the region offers one of the most compelling growth stories in the state.



Population of approximately 982,000

(30 mile radius from I-25 and US 34)

DEMOGRAPHICS

	3-MILES	5-MILES	7-MILES
2025 Est. Population	30,504	104,222	214,466
2030 Projected Population	32,987	113,413	229,932
2025 Est. Avg. HH Income	\$186,949	\$154,403	\$136,541
Median Age	40.9	39.6	39.1
Daytime Employment	11,557	61,004	122,175

Source: Site To Business, September 2025

NORTHERN COLORADO ACCOLADES

Northern Colorado communities are consistently being recognized on "top and best of" lists.

- Windsor tops state in population growth, U.S. Census Bureau. May 2024
- 2024 Top 100 Best Places to Live: Livability. April 2024
- Fort Collins ranked No. 11, 'The best U.S. cities to live in 2022', MarketWatch. Aug 2022
- Larimer and Weld counties populations are projected to increase by 45% by 2040, Denver Post. July 2022
- Fort Collins ranks #1, 'The best places to live in America in 2020', MarketWatch. October 2020
- Windsor ranks #1, 'Colorado's Safest Cities of 2020', SafeWise. June 2020
- Greeley ranks #3 nationwide for one-year population growth rate. U.S. Census Bureau. March, 2020
- Fort Collins ranked No. 6 'Best Housing Markets for Growth and Stability in 2020', SmartAsset - June 2020 ([click here to view article](#))

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NORTHERN COLORADO: HIGH QUALITY OF LIFE & RAPID GROWTH

Northern Colorado is characterized by front range views and activities such as outdoor parks and trails, pristine golf courses, shopping, art galleries, restaurants, breweries and distilleries.

MAJOR EMPLOYERS

- Banner Health Colorado
- Broadcom Ltd.
- Colorado State University
- Hewlett Packard
- JBS Swift & Company
- Larimer County
- OtterBox
- Poudre School District R1
- UCHealth
- University of Northern Colorado
- Vestas Blades A/S
- Weld County
- Weld County School District
- Woodward Inc.

Source: BizWest 2024 Book of Lists



NEARBY CATALYSTS

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