

FOR SALE

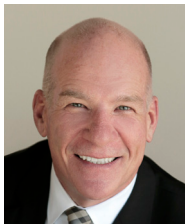
TBD Royal Vista Cir
Windsor, CO 80528

**21.3155 ACRES +/-
DEVELOPMENT OPPORTUNITY
\$11,142,038.16 (\$12.00/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

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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. 8.7.2025



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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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TheGroup

SALE OVERVIEW

Sale Price:	\$11,142,038.16
Price/SF:	\$12.00/SF
Total Acreage:	21.3155 Acres +/-
2024 Taxes:	\$32,719.62
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



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