

# High Visibility Land For Sale



SW CORNER OF PROSPECT  
AND TIMBERLINE

Fort Collins, CO



PROPERTY SIZE: .84 ACRES (36,590 SF)  
TOTAL DEVELOPABLE: 20,073 SF (ESTIMATED)  
PARCEL: 8719100027  
PRICE: \$5.00 / SF  
ZONING: Employment

## HIGH VOLUME TRAFFIC AND VISIBILITY

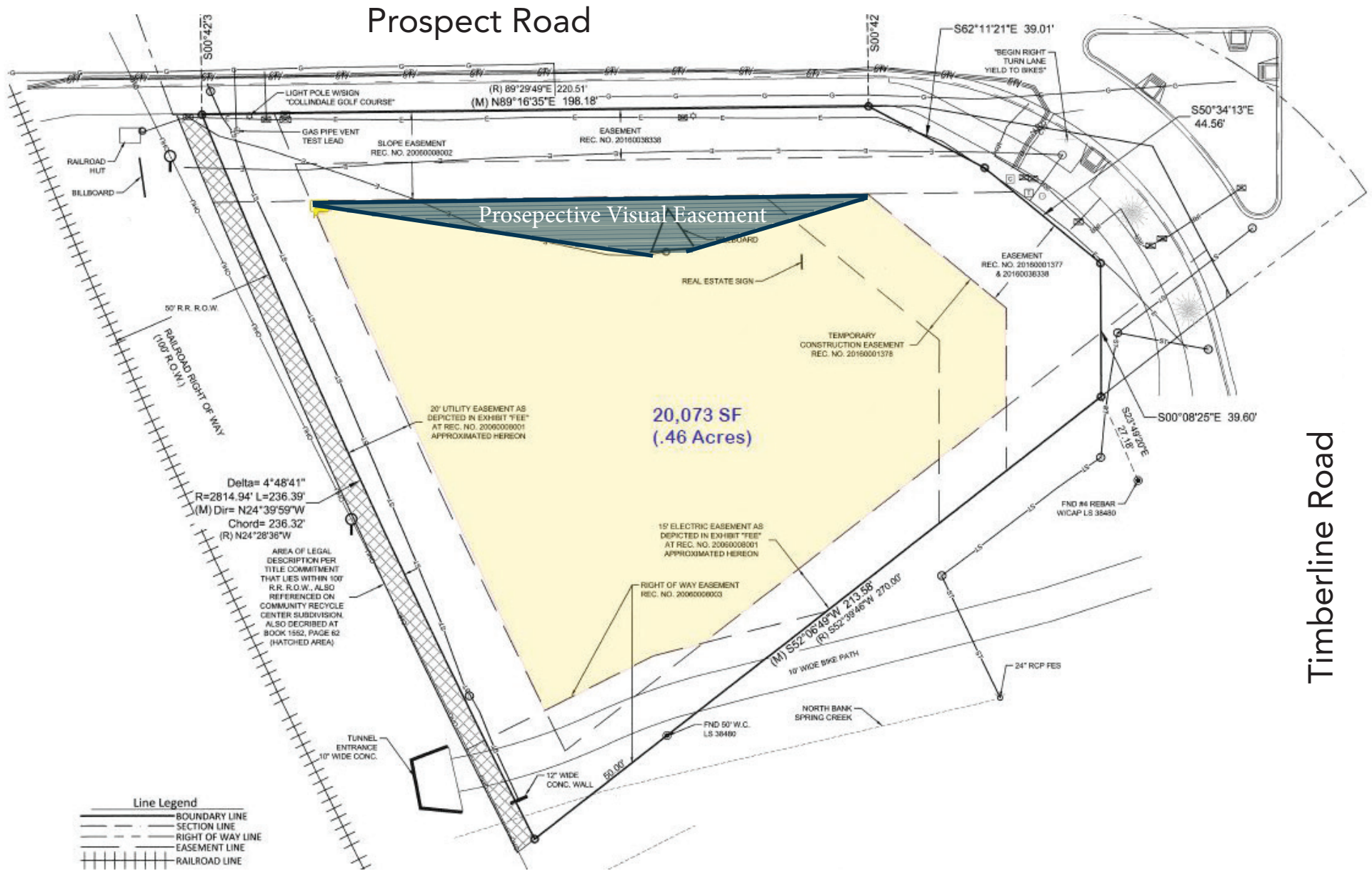
- Traffic Counts: 31,328 VPD
- Access off of Prospect Road
- Exceptional Visibility

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Information contained herein is not guaranteed. Potential land purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.

## SW Corner of Propsect and Timberline



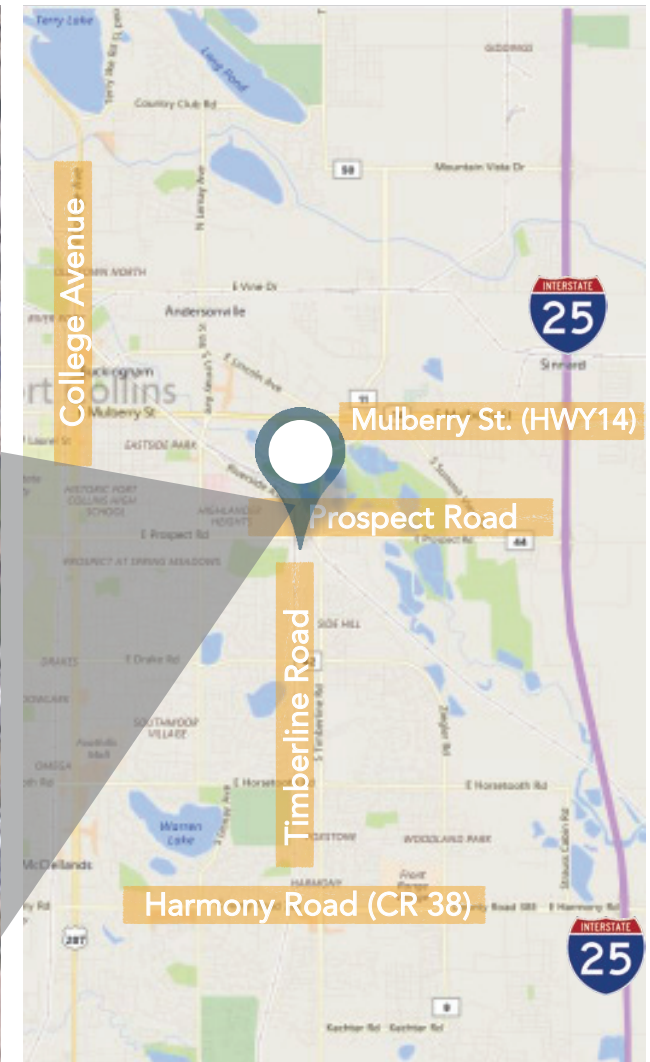
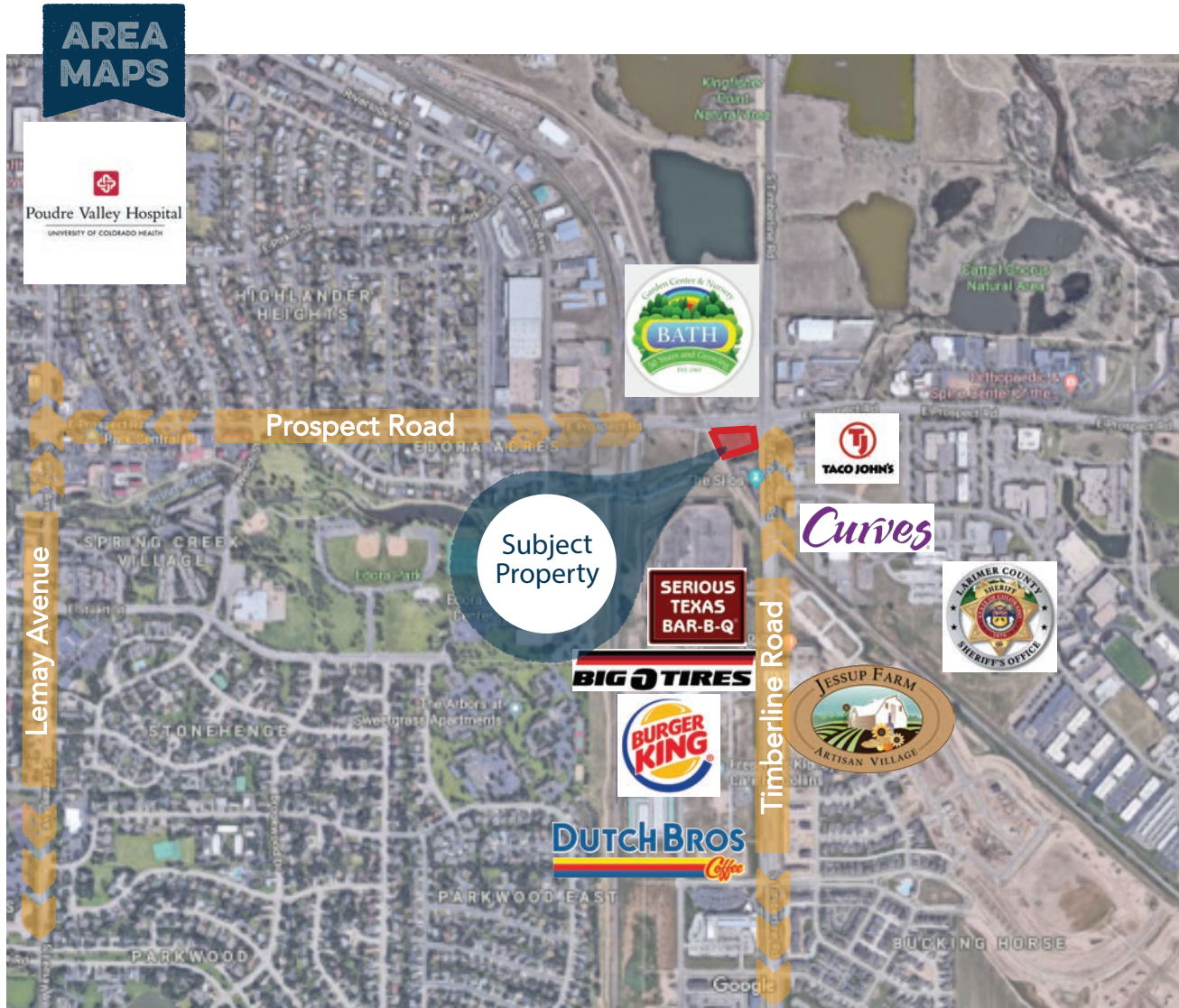
# Timberline Road



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