



AVAILABLE FOR SALE OR LEASE



PROSPECT RIDGE
NEC I-25 & PROSPECT RD.
FORT COLLINS, COLORADO 80525



Prime Location with I-25 Visibility
Contact Broker For More Information

This property is positioned just east of Fort Collins and CSU with easy access to I-25. These parcels offer several opportunities for retail, assisted living, storage and industrial uses with visibility from I-25.

Area Highlights

- Newly constructed Prospect interchange at I-25
- New Timnath Middle-High School with 1,500 enrolled students
- Regional Sports Complex at Timnath Middle-High School with 3,500 stadium seats
- 500+ Residential units planned
- Prospect and Carriage Parkway Signalized Intersection

LOT BREAKDOWN			
Lot	Proposed Use	Acreage	Availability
1	Apartments (265)	6.8 Acres	Available
2	Retail	1.4 Acres	Available
3	Retail	1.4 Acres	Ground Lease Pending
4	Retail	2.4 Acres	Available
5	Retail	1.1 Acres	Available
6	Retail	2.6 Acres	Available
7	Industrial	5.9 Acres	Available
8	Industrial	7.9 Acres	Available
9	Industrial	14.7 Acres	Available
10	Proposed Live/Work Apartments	9.3 Acres	Available
11	Storage	3.1 Acres	Available
12	Urban Estate	12.5 Acres	Available
13	Urban Estate	6.9 Acres	Available



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DEMOGRAPHICS		CoStar, 2022		
	3 Miles	5 Miles	10 Miles	
2022 Population (Pop.)	28,993	112,116	268,558	
2027 Pop. Projection	32,158	123,708	298,094	
Daytime Population	17,731	85,352	122,945	
2022 Households (HH)	11,183	44,656	106,055	
2027 Projected HH's	12,410	49,450	117,980	
2022 Avg. HH Income	\$109,365	\$100,197	\$101,052	

TRAFFIC COUNT		CDOT, 2021
Street	Vehicles Per Day	
I-25	62,136 VPD	
Prospect Road	19,987 VPD	

For more information, please contact:

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