

1329 NORTH U.S. HIGHWAY 287

FORT COLLINS, CO 80524



PROPERTY DESCRIPTION

An exceptional investment opportunity at this property located at 1329 North U.S. Highway 287 and 2411 North Shields Road in Fort Collins, CO. Coveted zoning for both commercial and residential use, this versatile property offers potential for commercial and residential development. With its strategic location in the Fort Collins area, this property presents a unique chance to capitalize on the area's growth and demand for both commercial and residential opportunities. Don't miss the opportunity to invest in this prime property with possibilities for expansion and development.

PROPERTY HIGHLIGHTS

- Variety of Potential Development Types
- Great access
- Recent HWY 287 Reconstruction and Widening of Shields Road

OFFERING SUMMARY

Sale Price:	\$3,994,000
Lot 1 Size	12.88 Acres
Lot 1 Price	\$2,244,000
Lot 1 Zoning	PD Planned Development
Lot 2 Size	28.8 Acres
Lot 2 Price	\$1,750,000
Lot 2 Zoning	RR2 Rural Residential

DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

Total Households	7	37	196
Total Population	19	99	514
Average HH Income	\$161,010	\$146,217	\$124,492



COMMERCIAL ALLIANCE
Each office independently owned and operated

BRICE BURKHARDT
Commercial Broker
970.222.0811
briceb@remax.net

125 S. Howes St | Suite 120
Fort Collins, CO 80521

303.756.4747

NICHOLAS WHITWORTH
Commercial Broker
970.482.1781
nickw@remax.net
CO #EA100041986
COLORADOCOMMERCIALBROKERS.COM

FOR SALE | LAND

ADDITIONAL PHOTOS

1329 NORTH U.S. HIGHWAY 287

FORT COLLINS, CO 80524



COMMERCIAL ALLIANCE
Each office independently owned and operated

BRICE BURKHARDT
Commercial Broker
970.222.0811
briceb@remax.net

125 S. Howes St | Suite 120
Fort Collins, CO 80521

303.756.4747

NICHOLAS WHITWORTH
Commercial Broker
970.482.1781
nickw@remax.net
CO #EA100041986
COLORADOCOMMERCIALBROKERS.COM

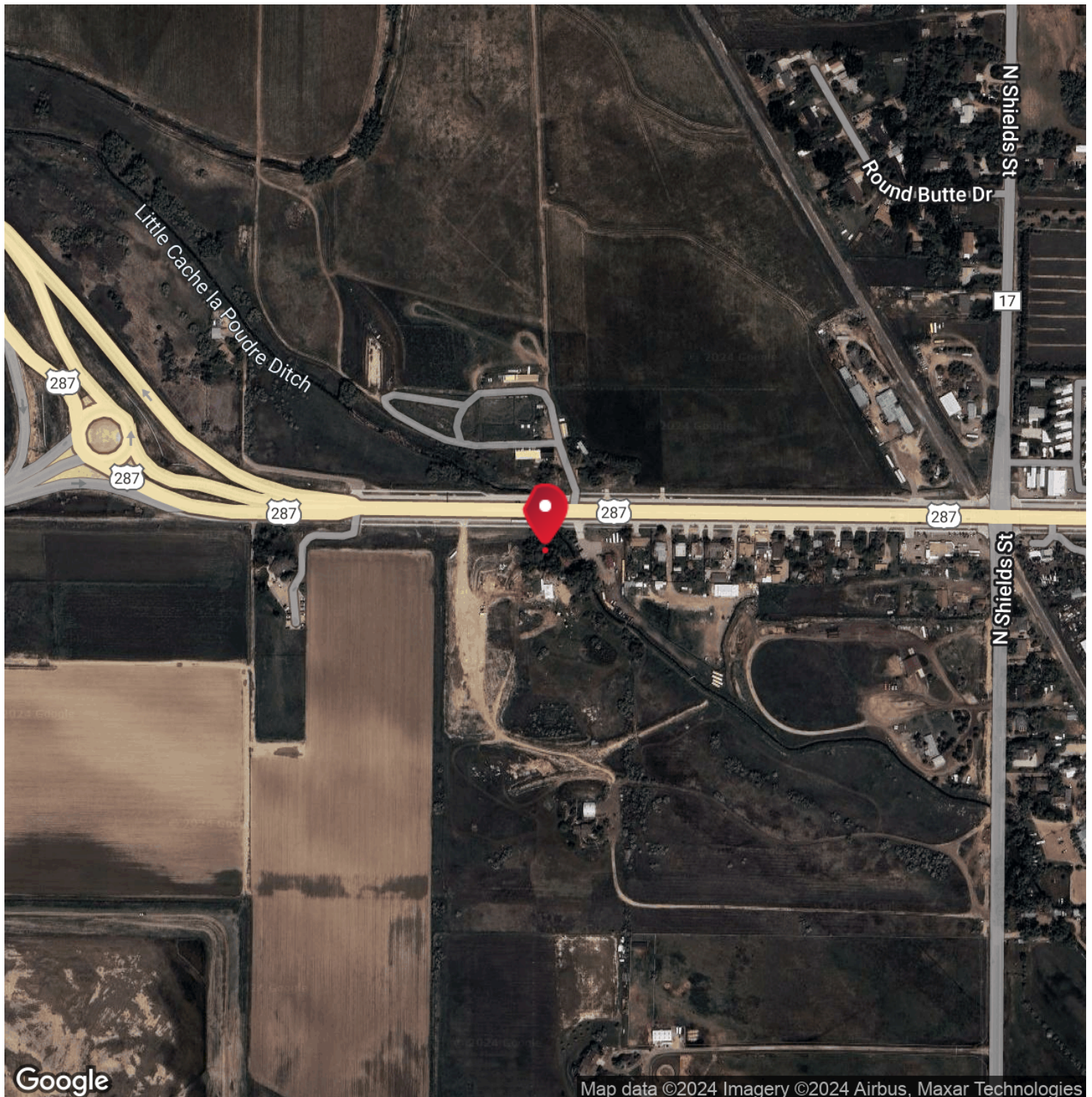
All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

FOR SALE | LAND

LOCATION MAP

1329 NORTH U.S. HIGHWAY 287

FORT COLLINS, CO 80524



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies



COMMERCIAL ALLIANCE
Each office independently owned and operated

BRICE BURKHARDT

Commercial Broker

970.222.0811

briceb@remax.net

NICHOLAS WHITWORTH

Commercial Broker

970.482.1781

nickw@remax.net

CO #EA100041986

COLORADOCOMMERCIALBROKERS.COM

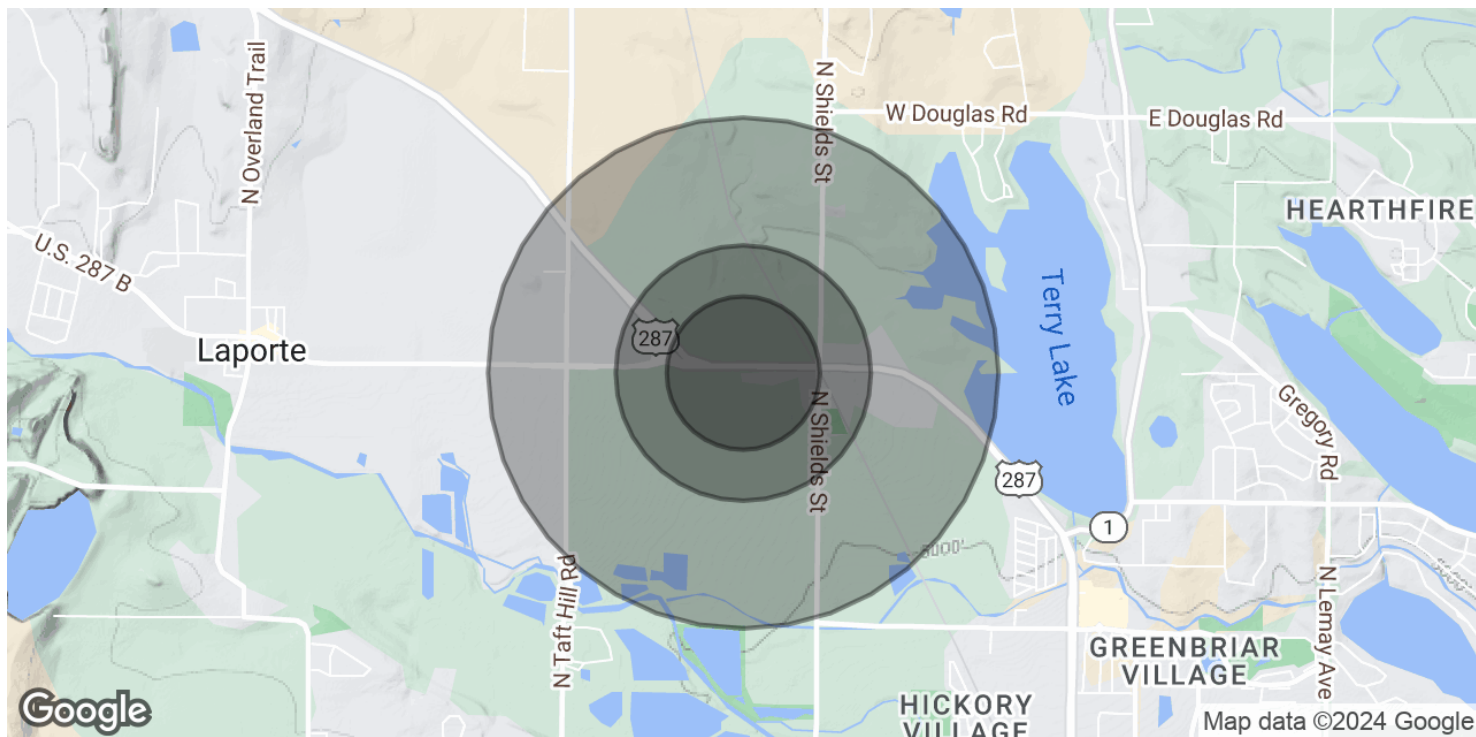
125 S. Howes St | Suite 120
Fort Collins, CO 80521

303.756.4747

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

1329 NORTH U.S. HIGHWAY 287

FORT COLLINS, CO 80524



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	19	99	514
Average Age	48	46	44
Average Age (Male)	48	46	43
Average Age (Female)	49	47	44

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	7	37	196
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$161,010	\$146,217	\$124,492
Average House Value	\$986,536	\$868,593	\$693,413

Demographics data derived from AlphaMap



COMMERCIAL ALLIANCE
Each office independently owned and operated

BRICE BURKHARDT
Commercial Broker
970.222.0811
briceb@remax.net

125 S. Howes St | Suite 120
Fort Collins, CO 80521

303.756.4747

NICHOLAS WHITWORTH
Commercial Broker
970.482.1781
nickw@remax.net
CO #EA100041986
COLORADOCOMMERCIALBROKERS.COM