

600 W 67th Street, Loveland, CO 80538

SALE PRICE: \$609,000 (±\$6.99/SF)

FOR SALE
DEVELOPMENT READY LOT

Presented By:

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PROPERTY INFORMATION

600 W 67th Street, Loveland, CO 80538

Address	600 W 67th Street, Loveland, CO 80538
Zoning	I - Developing Industrial
Lot Size	±2.0 AC (87,120 SF)
Location	Longview Business Park
Utilities	On or adjacent to site
Price	\$609,000 (±\$6.99/SF)



- 1" Water Service and 3-phase electric on site
- Curb & gutter with attached sidewalk installed along 67th Street
- Storm drainage infrastructure along south side of property
- Berms in place along N Franklin Ave and 67th Street
- Existing curb cuts allow access from both 67th Street and N Franklin Ave.
- 31,000+ VPD at Hwy 287
- Conveniently situated between Loveland and Fort Collins
- Easy access to I-25 via Hwy 392



CONCEPTUAL RV/BOAT STORAGE SITE PLAN

600 W 67th Street offers an exceptional ± 2.0 -acre lot at the southeast corner of N Franklin Avenue and W 67th Street in Longview Business Park. The site is perfect for a wide range of light industrial and commercial uses, including research and development, assembly, light manufacturing, wholesaling, warehousing and distribution, and more.

The lot features a flat topography with key improvements already in place and all utilities at or adjacent to the site.

The prime location provides easy access to both Loveland and Fort Collins and offers easy access to I-25 via Hwy 392. With most of Longview Business Park already developed or under construction, this area is rapidly evolving into a vibrant commercial hub, offering an excellent opportunity for future growth.



COSTAR, 2025	1 Mile	3 Mile	5 Mile
2024 Population	4,323	40,331	104,986
2029 Population Projection	4,686	42,655	110,662
2024 Households	1,732	15,984	43,224
2029 Household Projection	1,884	16,955	45,679
Average Household Income	\$96,254	\$105,704	\$110,998

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