



FOR SALE

201 EAST HARMONY ROAD

FORT COLLINS, COLORADO 80525



This four-acre site is located on one of the busiest intersections in Fort Collins – the corner of East Harmony & South College Avenue. The site is surrounded by ample employment, schools, retail and recreation. The four acres could be divided into smaller lots as small as one acre. Zoned in the Harmony Corridor District, the site allows for a variety of commercial uses included but not limited to hotels, day cares, vet/medical clinics, shopping centers, banks, and health clubs. The site would also allow for residential and is currently approved for multifamily with a density of 116 units and has been conceptually planned for townhomes as shown herein. Please contact the listing broker for more information.

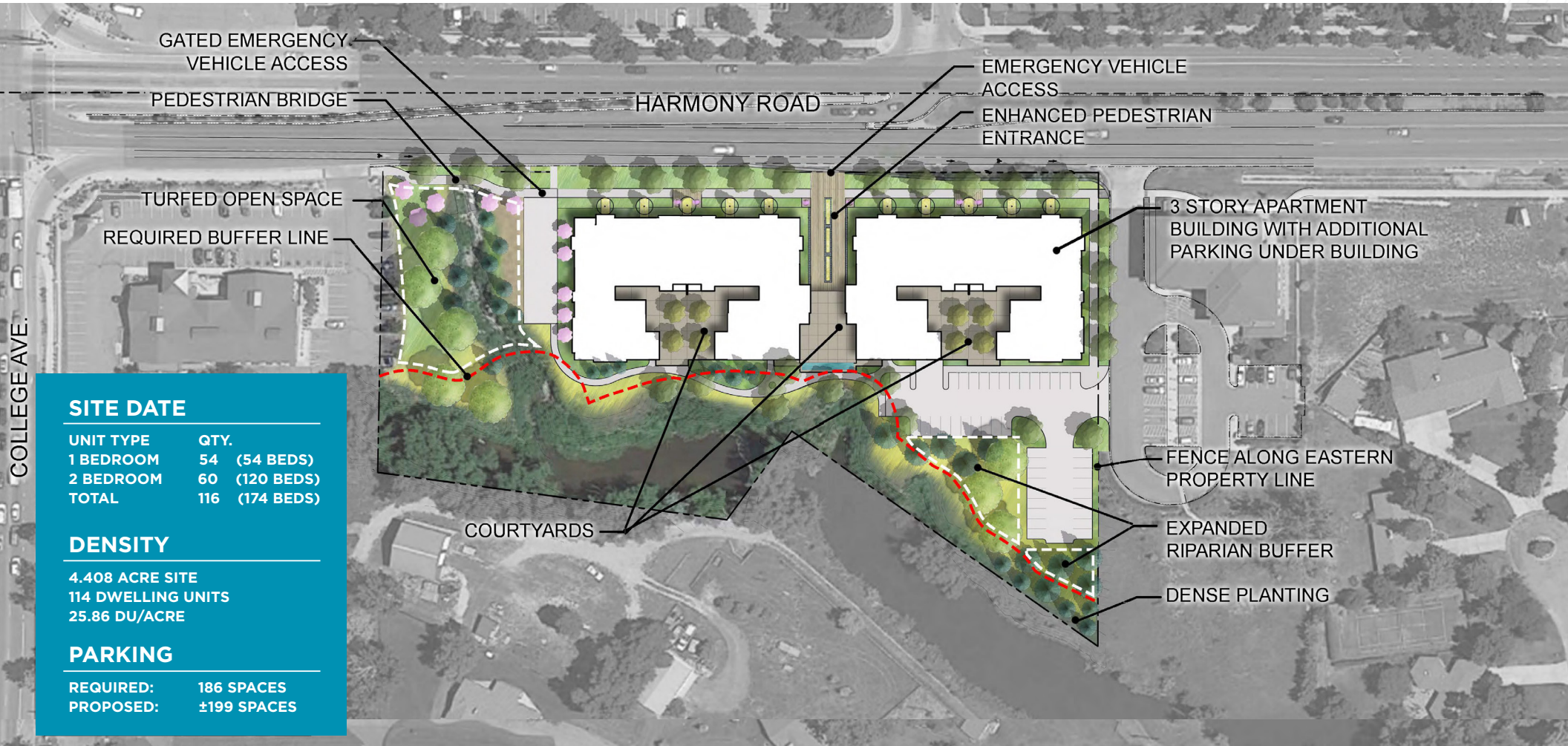
APPROVED USES:

- Multifamily or Townhomes
- Shopping Centers
- Hotels
- Day Cares

PROPERTY FEATURES

SALE PRICE	\$3,500,000
LAND SIZE	±4.408 Acres
BUILDABLE AREA	±4.074 Acres
ZONING	Fort Collins – Harmony Corridor (LINK TO ZONING CODE)

MULTIFAMILY DEVELOPMENT OPPORTUNITY



SITE DATE

UNIT TYPE	QTY.
1 BEDROOM	54 (54 BEDS)
2 BEDROOM	60 (120 BEDS)
TOTAL	116 (174 BEDS)

DENSITY

4.408 ACRE SITE
114 DWELLING UNITS
25.86 DU/ACRE

PARKING

REQUIRED:	186 SPACES
PROPOSED:	±199 SPACES

DEVELOPMENT DETAILS

WATER DISTRICT	Fort Collins-Loveland
SEWER DISTRICT	South Fort Collins Sanitation
ELECTRIC	City of Fort Collins
GAS	Xcel Energy
SCHOOL DISTRICT	Poudre School District
CURRENT MILL LEVY	93.111



BUILDING PERMIT FEE SCHEDULE
[Click Here](#)



CAPITAL EXPANSION FEES
[Click Here](#)



WATER REQUIREMENTS
[Click Here](#)

Full Due Diligence Documents with Design Plans Available on Request



CONCEPTUAL TOWNHOME SITE PLAN

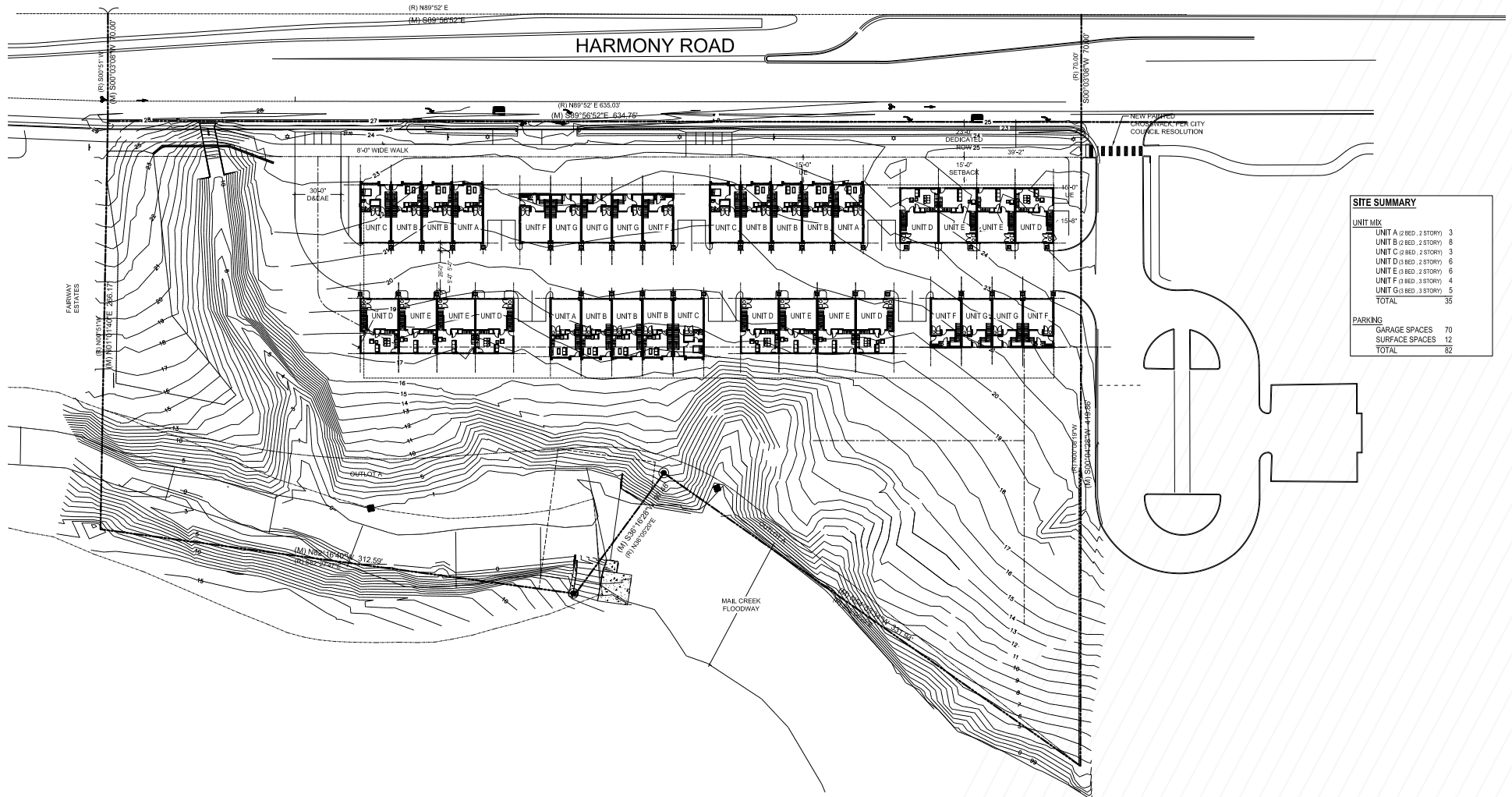
UNITS - 2 & 3-STORY:

- Option 1: 35
- Option 2: 42

PARKING - GARAGE & SURFACE SPACES:

- Option 1: 82
- Option 2: 94

TOWNHOME OPTION 1



FORT COLLINS

4TH LARGEST CITY IN COLORADO

ABOUT FORT COLLINS

Fort Collins, one of the healthiest cities in the U.S., boasts award winning schools, beautiful outdoor facilities, and a flourishing arts scene. Additionally, residents can visit any of the unique breweries, shops and restaurants located in the area.

The Fort Collins economy has a mix of manufacturing and service-related businesses. Many high-tech companies have relocated to Fort Collins because of the resources of Colorado State University and its research facilities.

Fort Collins is also home to many small businesses and entrepreneurial ventures. The Larimer Small Business Development Center helps small businesses in the area get started and become profitable while the Northern Colorado Economic Alliance attracts business while stimulating relevant economic opportunity and job growth for the region.

Other factors that attribute to the entrepreneurial climate of Fort Collins are Colorado State University's College of Business and its Institute for Entrepreneurship Center and the Rocky Mountain Innosphere, helping new clean energy, technology, and scientific startup companies get started.

Source: choosecolorado.com

KEY INDUSTRY CLUSTERS



DEMOGRAPHIC HIGHLIGHTS

Fort Collins Region

Source: Esri.



Total Population (2024)

172,581



Total Households

70,117



Median Household Income

\$85,166



Median Age

32.8



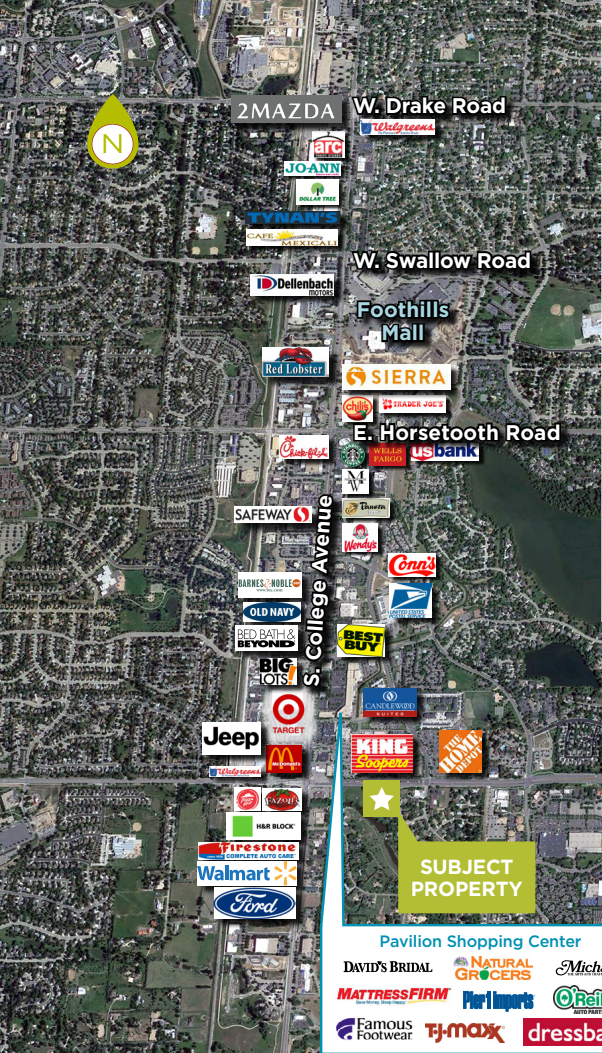
Total Employees

101,363



Total Square Miles

58.47



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	8,369	91,624	170,404
2029 Projected Population	8,789	96,771	180,248
2024 Households (HH)	3,970	38,293	68,931
Average HH Income	\$100,555	\$110,426	\$101,296

Source: CoStar, 2024

Kruse Elementary

SUBJECT PROPERTY

Pavilion Shopping Center
 DAVID'S BRIDAL
 NATURAL GROCERS
 Michaels
 MATTRESS FIRM
 Perl Imports
 O'Reilly
 Famous Footwear
 TJ-MAXX
 dressbarn

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