

Land
For Sale



0.817
Acres



Downtown
1.7 Miles

TBD WILLOX COURT | FORT COLLINS, CO 80524

Seller will Owner Carry,
Joint Venture or Trade!
Bring a Deal!

CBRE



New Growth Location in North Fort Collins

Located just one block west of N College Avenue, Northern Colorado's main North-South highway, this lot sits in the middle of a growing area of apartments, single family homes, student housing, and retail shopping.

Less than 2 miles north of Downtown Fort Collins and Colorado State University's 33,000 student population.

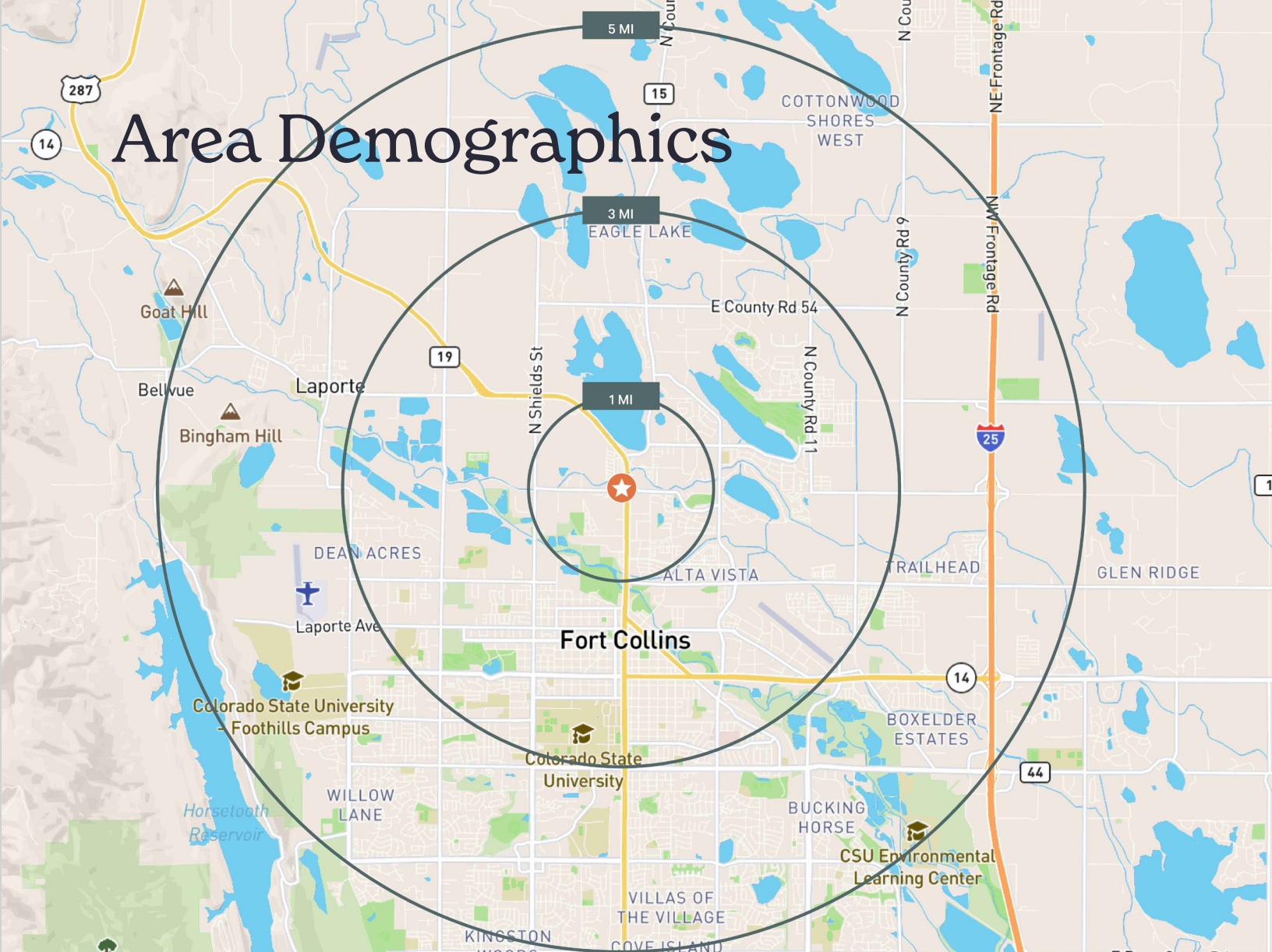
\$465K

Sale Price

0.817

Acre Lot

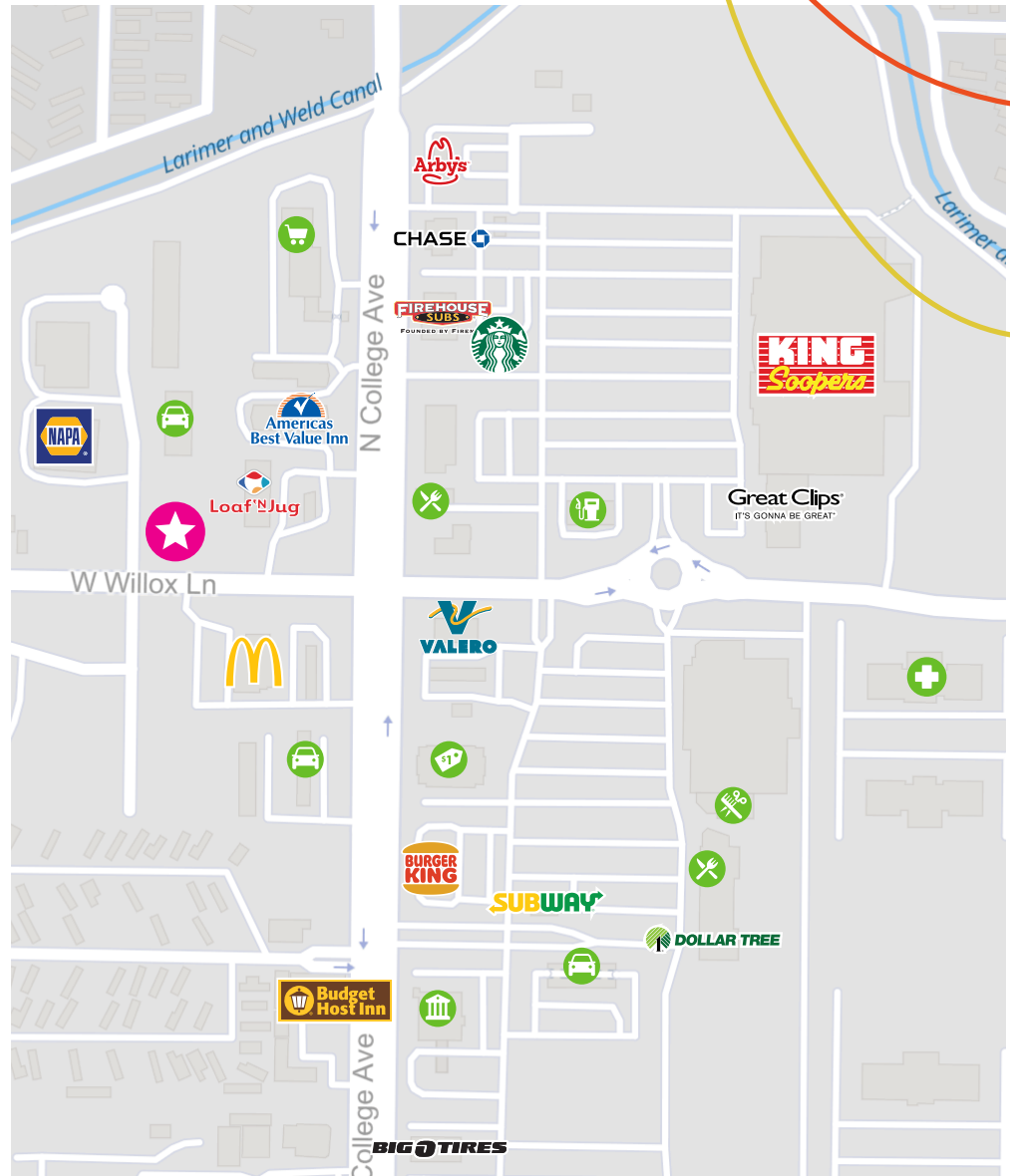
Area Demographics



	1 Mile	3 Miles	5 Miles
# of Businesses	272	3,158	5,783
# of Employees	2,803	46,513	79,798
Population	7,015	54,192	123,239
Projected 5-Year Population	6,981	54,515	125,908
Median Age	34.4	29.2	31.2
# of Households	2,887	20,445	50,332
Average Household Income	\$89,324	\$100,451	\$101,129
Projected 5-Year Avg HH Income	\$106,115	\$119,667	\$120,198
Daytime Population	6,248	75,444	136,016

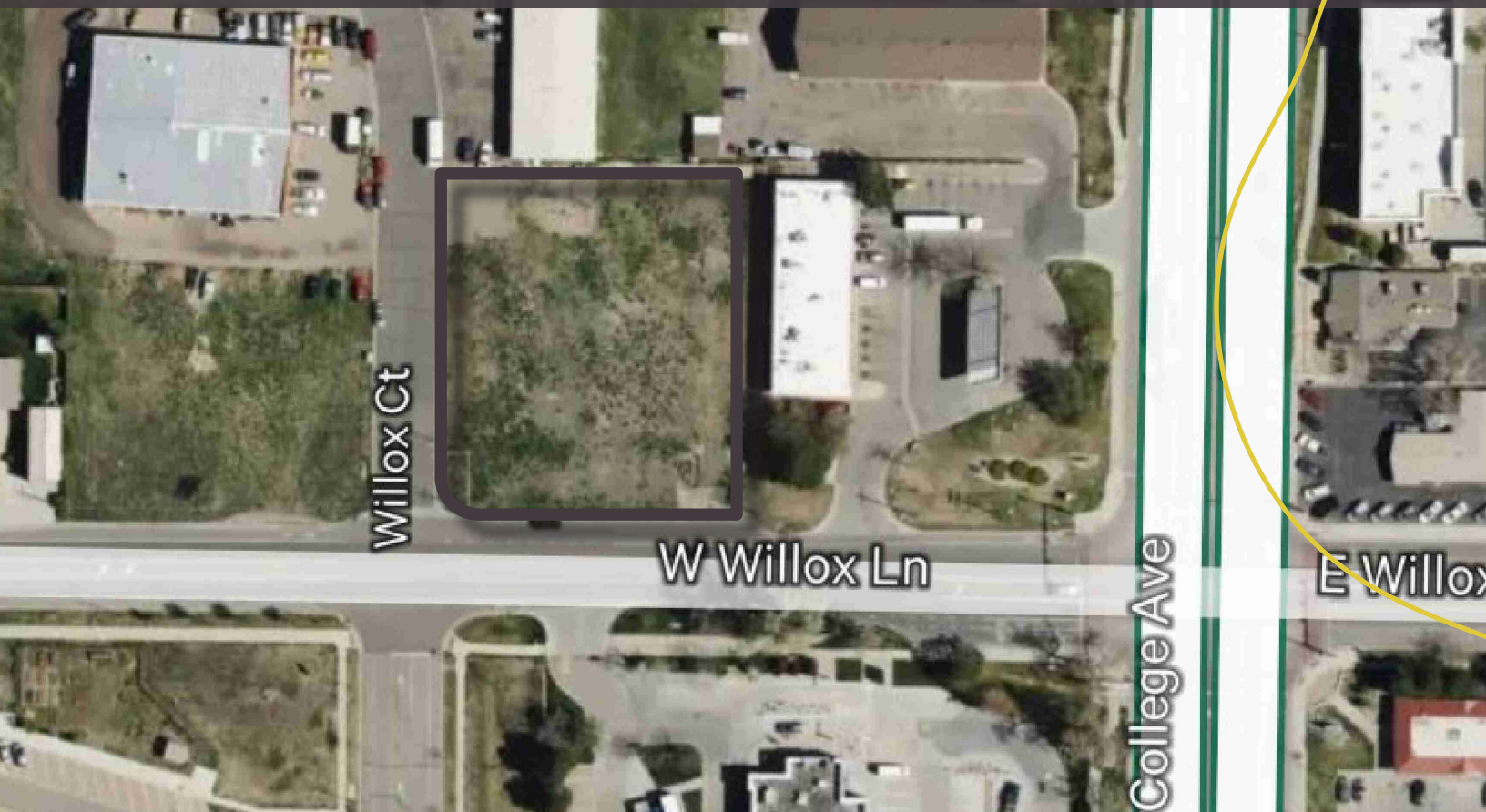
Amenity Map

- ◊ Loaf 'N Jug
- 🏠 America's Best Value Inn
- 🚗 All Auto Repair
- 🍷 Las Delicias
- 🏦 Chase Bank
- 🍷 Arby's
- 🍷 Firehouse Subs
- ☕ Starbucks
- 🍷 Pobre Pancho's
- 🛢️ King Soopers Fuel
- 🍷 King Soopers
- ✂️ Great Clips
- 🏥 Salud Medical Center
- ✂️ Maria's Braiding
- 🍷 Elevated Sandwiches
- 🌳 Dollar Tree
- 🍷 Subway
- 🍷 Burger King
- 🏠 Daily Pawn
- 🚗 Valero
- 🍔 McDonald's
- 🚗 Signal Car Wash
- 🏠 Budget Host Inn
- 🏠 FNBO
- 🚗 FireHouse Xpress Car Wash
- 🍷 Big O Tires
- 🚗 Napa Auto Care Center
- Site**
- ★ Willox Court



TBD Willox Court

FORT COLLINS, CO 80524



CONTACTS

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