

# RESIDENTIAL DEVELOPMENT LAND OPPORTUNITY



**For Sale**

**South Timberline Road**

Single Family Residence  
Development Opportunity

**\$2,500,000 | 7.93 Acres**

*Development Land w/ Single Family Home, Outbuilding(s),  
& Four (4) Greenhouses w/ Professional Ag. Infrastructure*



## 5708 S. Timberlines Rd., Fort Collins, CO 80528

**\$2,500,000 | 7.93 Acres | Residence | Outbuildings | Greenhouses | Ag. Equipment**

LC Real Estate Group is pleased to present the opportunity to purchase 5708 S. Timberline Road, a rare 7.93 acre in-fill residential development or estate lot opportunity within the city limits of Fort Collins, Colorado.

- **Location Overview:** The property is strategically located in the highly desirable Southeast Fort Collins corridor, just south of the major intersection of Harmony Road and South Timberline Road. This high-income demographic area is minutes from Front Range Village shopping, I-25 access, and feeds into the top-rated Poudre School District.
- **High Potential Area:** Situated in a supply-constrained “in-city” area, this parcel offers a unique “blank canvas” free of HOA or Metro District restrictions. The site is surrounded by established residential communities, making it an ideal candidate for a high-end estate subdivision, a pocket neighborhood community, or a strategic land hold with immediate rental income potential.
- **Existing Improvements Overview:** The site currently features substantial improvements that can provide holding income or executive usage during the entitlement/planning phase. This includes a 3,227 SF all-brick ranch residence (4 Bed/3 Bath) renovated with tasteful finishes. Additionally, the property includes significant commercial-grade infrastructure: a ~3,879 SF multi-room outbuilding (ideal for site office/storage), utility pole barn with high bay roll-up doors, and approximately 20,160 SF of commercial-grade greenhouse space with robust power systems.
- **Land & Infrastructure Overview:** The site (345,490 SF of land) is level, fully fenced, and serviced by City utilities (Electric, Natural Gas) and District Water (Fort Collins-Loveland Water District). With no HOA encumbrances and “Urban Estate” (UE) zoning within city limits, the property offers flexibility for replatting into custom home sites or utilizing the existing agricultural/commercial infrastructure for a mixed-use residential concept (subject to City approval), or with change in zoning to LMN (Low Density Mixed-Use Neighborhood) or MMN (Medium Density Mixed-Use Neighborhood)
- **Value Proposition:** Priced at \$2,500,000, this offering equates to approximately \$7.23/SF of land or \$315,000 per acre—a competitive basis for in-fill land in Southeast Fort Collins. The substantial existing structures bring high estimated replacement value including \$600k+ investment in Greenhouse infrastructure while pursuing the land’s development potential through zoning changes to allow for medium density residential, multifamily apartments, or future assemblage projects.



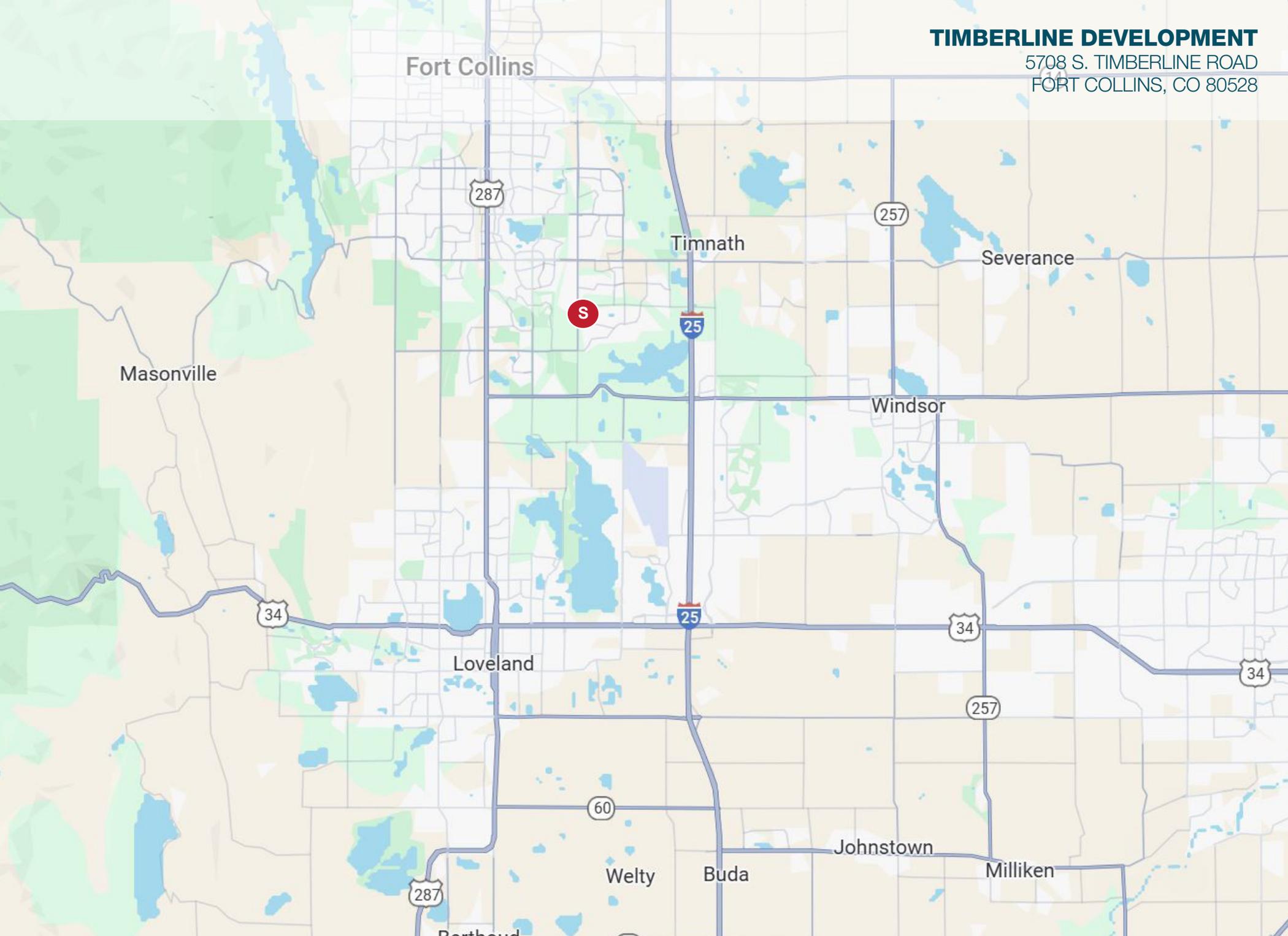
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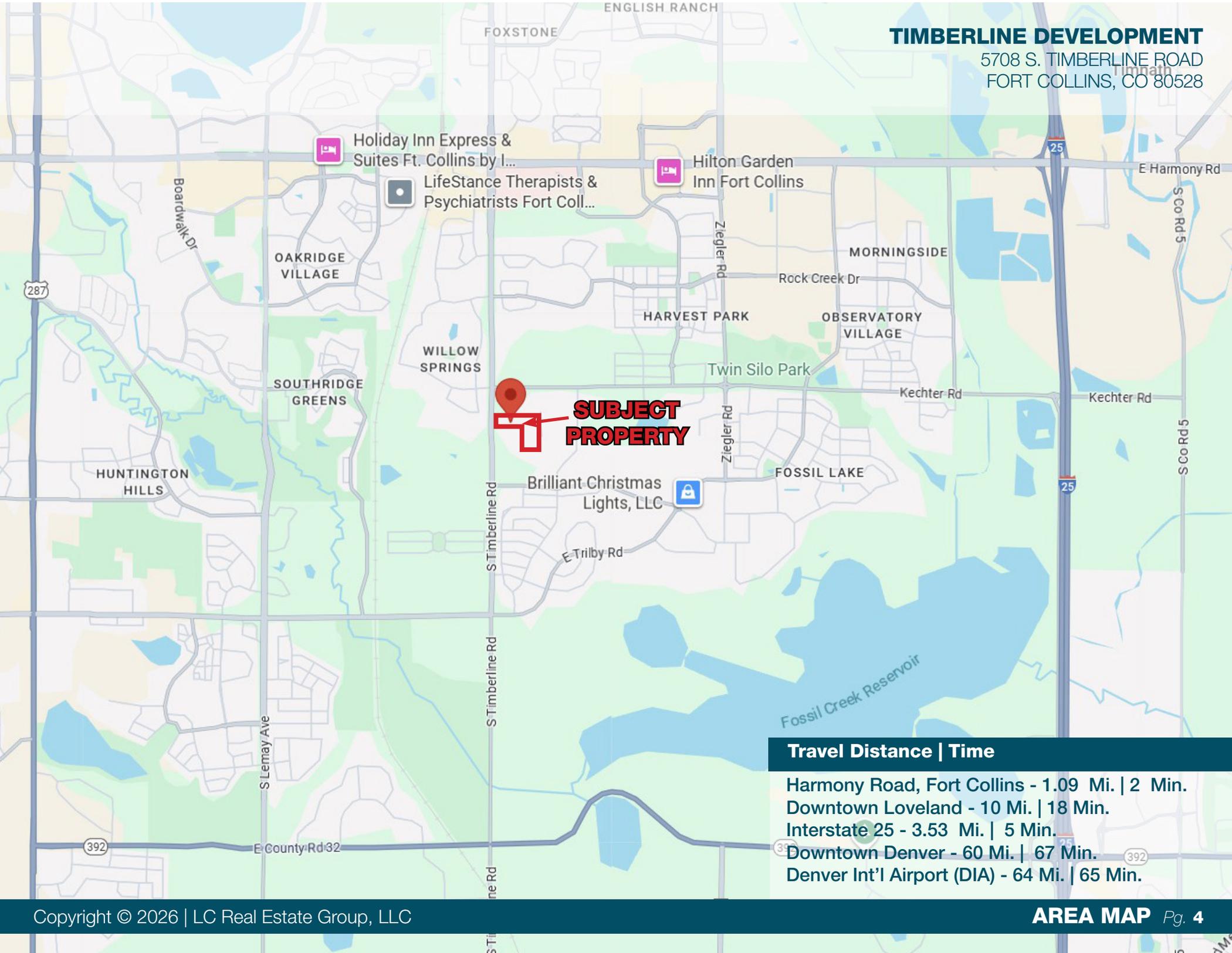
# TIMBERLINE DEVELOPMENT

5708 S. TIMBERLINE ROAD  
FORT COLLINS, CO 80528



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FORT COLLINS, CO 80528



**SUBJECT  
PROPERTY**

### Travel Distance | Time

- Harmony Road, Fort Collins - 1.09 Mi. | 2 Min.
- Downtown Loveland - 10 Mi. | 18 Min.
- Interstate 25 - 3.53 Mi. | 5 Min.
- Downtown Denver - 60 Mi. | 67 Min.
- Denver Int'l Airport (DIA) - 64 Mi. | 65 Min.

**TIMBERLINE DEVELOPMENT**

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**E. HARMONY ROAD**



**S. TIMBERLINE ROAD**

**HARMONY CROSSING**

**STETSON CREEK**

**HARVEST PARK**

**OBSERVATORY VILLAGE**

**WILLOW SPRINGS**

**KECHTER ROAD**

**SUBJECT PROPERTY**

**FOSSIL LAKE**

**PARAGON POINT**

**WESTCHASE**

**FOSSIL CREEK RESERVOIR**



# TIMBERLINE DEVELOPMENT

5708 S. TIMBERLINE ROAD  
FORT COLLINS, CO 80528

## PROPERTY OVERVIEW

Property Address	<b>5708 S TIMBERLINE RD. (Parcel: 8608000009)</b>
Property Type	Single Family Residential   Land Detached Garage   Outbuilding / Equipment Building Four (4) commercial-scale steel framed gabled greenhouses
Current Uses / Occupancy	Residential with Acreage, Outbuildings, & Greenhouses
Building SF	3,227 Total Sq. Ft. Single Family Residential (Floorplans) 214 Sq. Ft. "Basement" Space (Cellar), 3,879 Sq. Ft. Outbuilding w/ utility bathrooms Pole barn w/ heating, electrical, & high bay doors +/- 20,160 Sq. Ft. Greenhouses
Year of Construction	Home: 1966 w/ Recent Renovations   Barn/Detached Garage:1966   Outbuilding: 2017

## LAND OVERVIEW

Acres	7.93 Acres (Total)
Zoning	UE - Urban Estate
Flood Plain	Area of Minimal Hazard (Zone X)

## UTILITIES

Gas Provider	Xcel Energy
Electricity Provider	City of Fort Collins
Water Provider	Fort Collins-Loveland Water District
Sewer Provider	Current: Septic - Two Tank (1020 Gal & 1,000 Gal) with 60 Q4 Chambers in 5 Rows, 5' Apart

## PROPERTY TAXES

County	Larimer
Legal	BEG AT PT WH BEARS S 584.45 FT FROM NW COR 8-6-68, FTC, TH N 89 38' 20" E 784.61 FT; TH S 723.95 FT; TH S 89 41' 30" W 296.27 FT; TH N 446 FT; TH S 89 41' 30" W 488.34 FT TO PT ON W LN NW 1/4; TH N 2
Parcel Numbers	8608000009
Mill Levy	97.312
Assessed Value (2024)	\$73,995.00 Assessed Value
Current Year Tax Estimate (2024 Property Taxes: Payable in 2025)	\$7,200.61 Payable in 2025

**TIMBERLINE DEVELOPMENT**

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FORT COLLINS, CO 80528

Willow & Print  
Designing

**N.A.P. (Private Owner)**

**N.A.P.  
(Private Owner)**

**Single Family Home**

**Pumphouse**

**4 Harnois Gabled Greenhouses with Professional Agricultural Infrastructure**

**Outbuilding(s) / Pole Barn**

**Excess Land**

**LMN (Low Density Mixed-Use Neighborhood)**  
or  
**MMN (Medium Density Mixed-Use Neighborhood)**

**\* See Zoning Considerations**

**N.A.P.  
(Private Owner)**

**N.A.P.  
(Private Owner)**

S Timberline Rd

11

Power Trail Underpass  
at Timberline

Tailwinds Park

Twisted Root Dr

Mail Creek

Coppervein St

Coppervein St

Kadenwood Dr

Copper Crest Ln

Willow Dr

White Willow Dr

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**TIMBERLINE DEVELOPMENT**

5708 S. TIMBERLINE ROAD

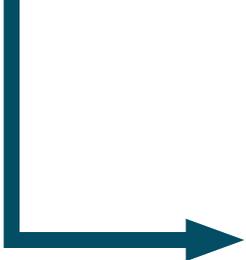
FORT COLLINS, CO 80528



**S. TIMBERLINE ROAD**



**Click for  
Interactive  
Residential  
Brochure**




# 5708 S. TIMBERLINE RD.

Single Family Residence | 7.93 Acres | Fort Collins, CO 80528

**Property Highlights**

- +/- 3,227 Total SF
- +/- 3,013 Finished
- 4+ Bed
- 3+ Bath
- 2 Car
- 7.93 Acres | 345,490 SF
- 1-Story Ranch
- 3,879 SF Outbuilding & 20,160 SF Greenhouses

**EXCLUSIVELY LISTED FOR SALE BY:**



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**Christopher Johnston**  
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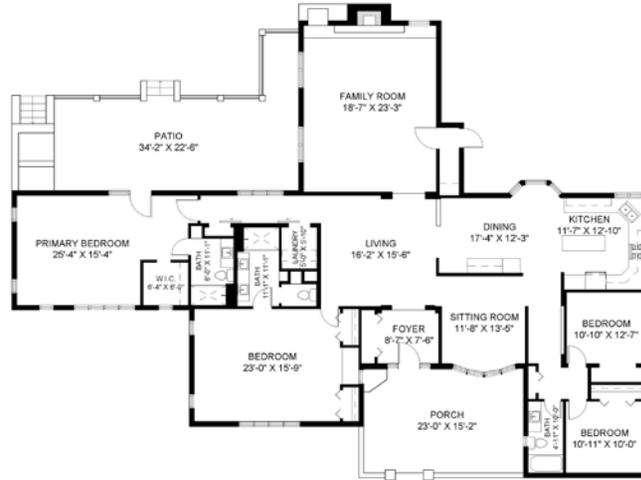
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**DOCUMENTS & MEDIA:**

**Or Scan the  
QR Code  
to Learn  
more about  
this Single  
Family  
Residential  
Home & Land  
Opportunity**

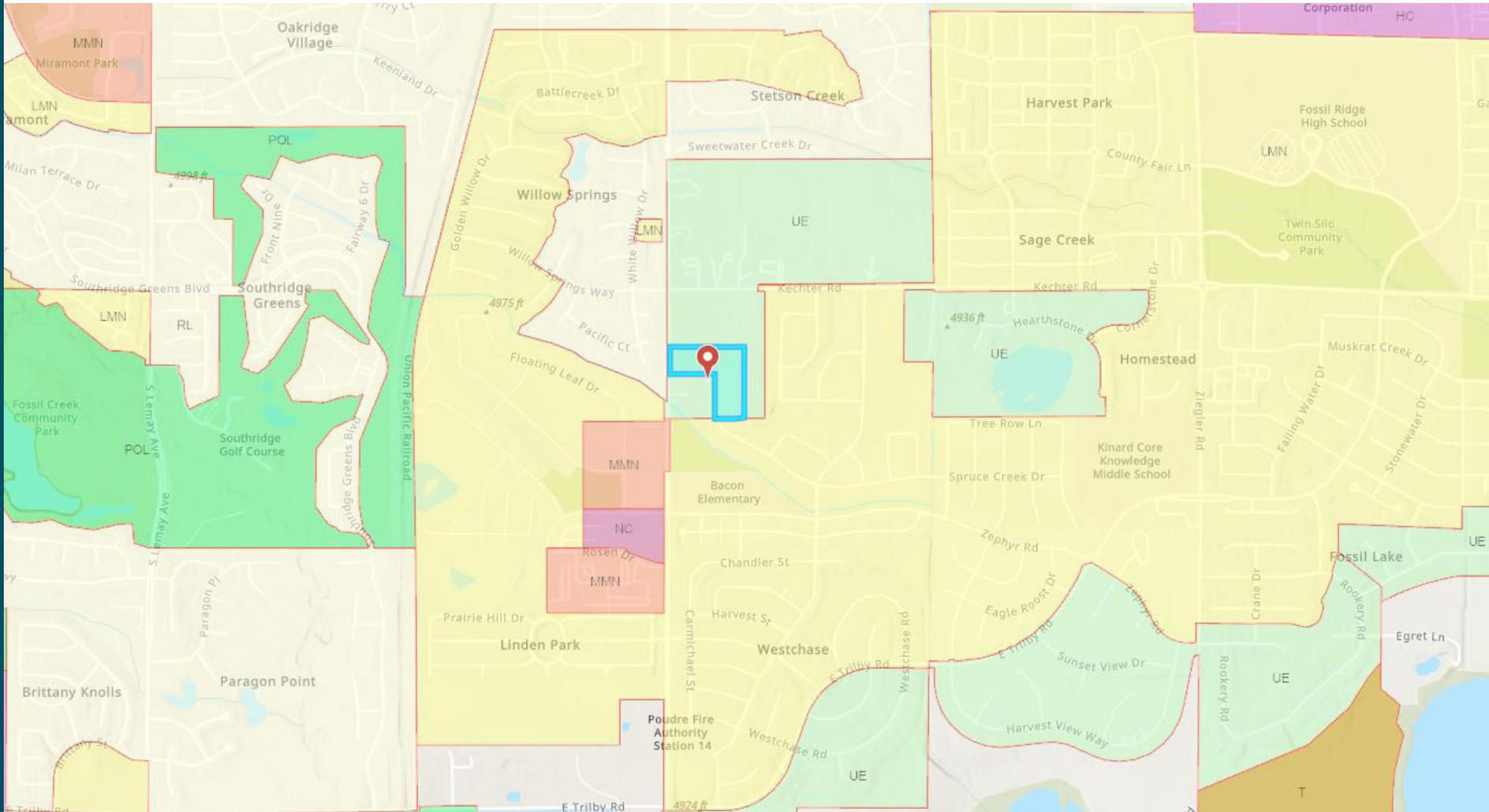


Click for Virtual Tour of Single Family Home & Outbuildings



**[Click for Link to City of Fort Collins Zoning & Land Use Code](#)**

**ZONING OVERVIEW**



**ZONING CONSIDERATIONS**

Current UE (Urban Estates Zoning) v.s. LMN (Low Density) v.s. MMN (Medium Density) Zoning Implications

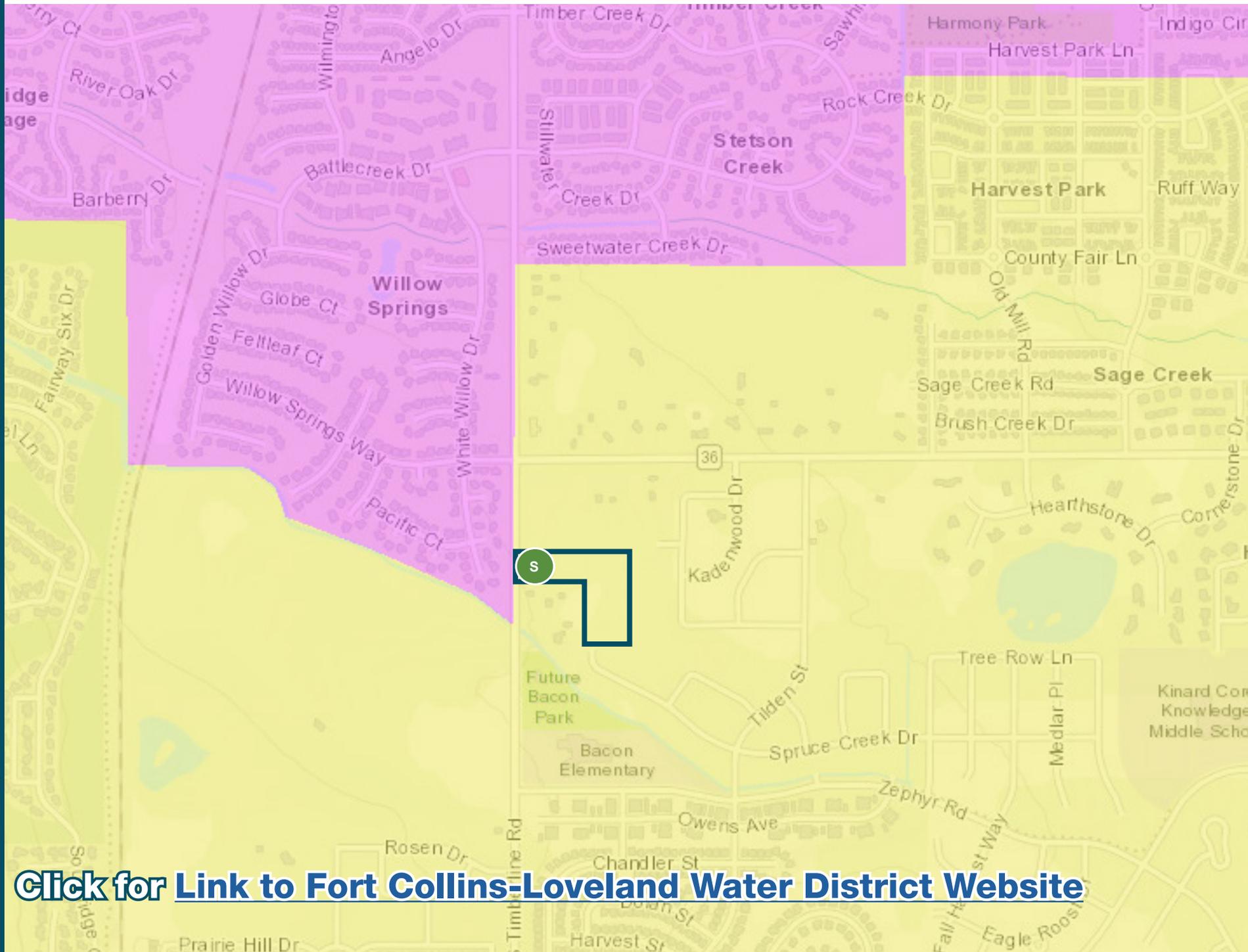
The current UE (Urban Estate) Zoning limits the development of the site. Re-zoning the property to LMN or MMN Zoning would yield a potentially higher density development.

# WATER DISTRICT OVERVIEW

**FORT COLLINS-LOVELAND WATER DISTRICT**

**SOUTH TIMBERLINE ROAD**

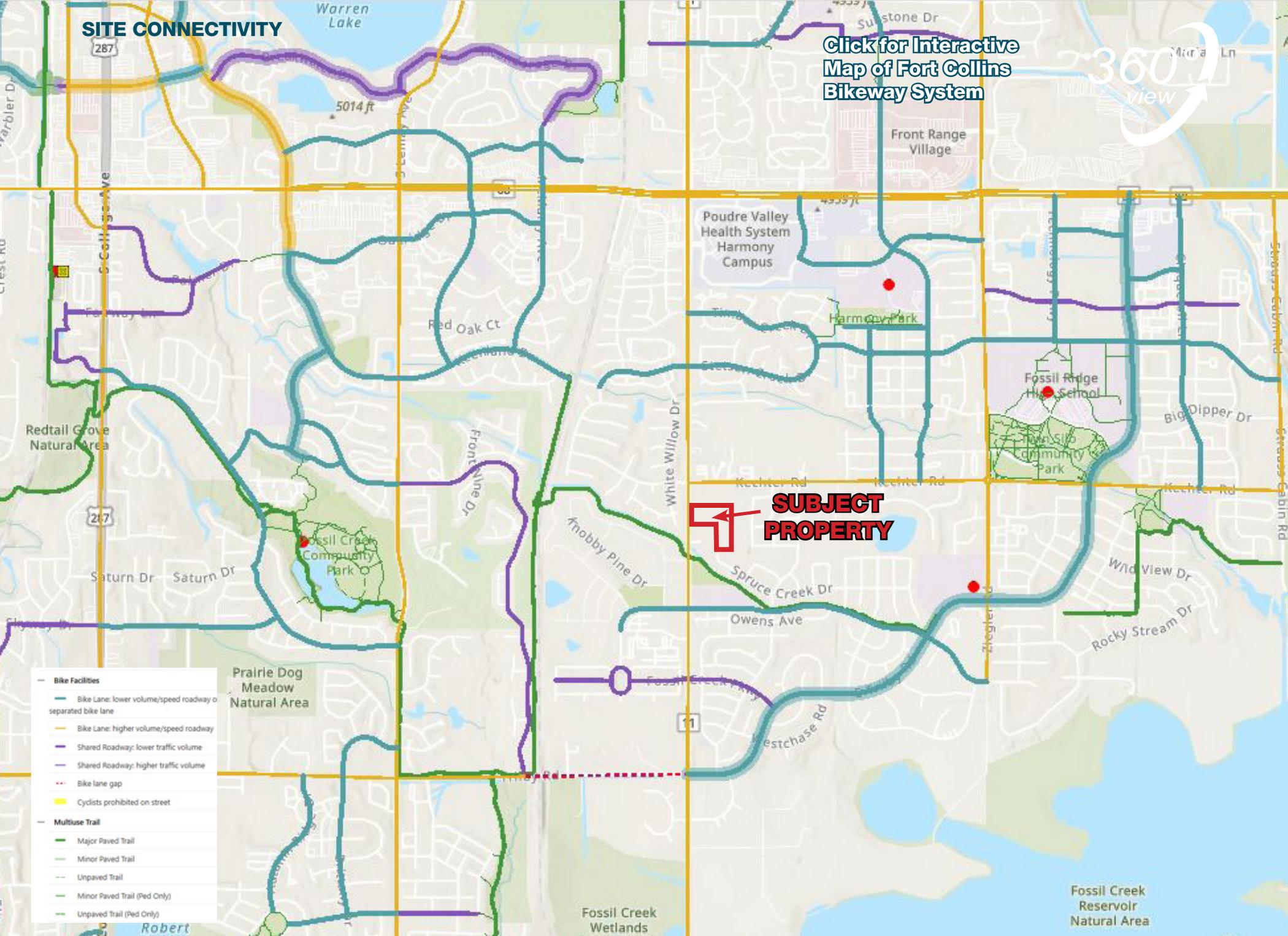
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**Click for [Link to Fort Collins-Loveland Water District Website](#)**

# SITE CONNECTIVITY

[Click for Interactive Map of Fort Collins Bikeway System](#)



- Bike Facilities**
  - Bike Lane: lower volume/speed roadway or separated bike lane
  - Bike Lane: higher volume/speed roadway
  - Shared Roadway: lower traffic volume
  - Shared Roadway: higher traffic volume
  - Bike lane gap
  - Cyclists prohibited on street
- Multuse Trail**
  - Major Paved Trail
  - Minor Paved Trail
  - Unpaved Trail
  - Minor Paved Trail (Ped Only)
  - Unpaved Trail (Ped Only)

**SURROUNDING SUBDIVISIONS**



**WILLOW SPRINGS  
SUBDIVISION**

**5708 S. Timberline Rd.  
(Parcel: 8608000009)**

**KECHTER CROSSING  
SUBDIVISION**

**HANSEN FARM  
SUBDIVISION**

**MAIL CREEK  
SUBDIVISION**



# FORT COLLINS, CO

## “THE CHOICE CITY”

- 46 miles north of Metro Denver and has access to 2.5 million people within 60 minutes
- Colorado State University is a long term driver of economic growth with plans to reach 35,000 full-time equivalent students by 2035 (2018 Master Plan)
- No. 6 Best Housing Market for Growth & Stability (SmartAsset - June 2020)
- Colorado’s Microbrewery Capital with more than 20 breweries (NCEA)
- No. 1 Best Bike City in America (peopleforbikes.org - May 2018)
- 3rd Best College Town to Live in Forever (College Ranker - Jul 2017)
- No. 4 Best Places to Retire (CBS News - Nov. 2019)

POPULATION	One Mile	City	County	State	US
2010	11,597	144,854	299,630	5,029,196	308,745,538
2025	11,920	173,039	378,187	5,773,714	331,449,281
Annual % Change	0.19%	1.30%	1.75%	0.99%	0.49%
Avg. Family Size	2.28	2.30	2.38	2.49	2.53

INCOME	One Mile	City	County	State	US
Median HH Income	\$107,082	\$83,336	\$94,331	\$94,820	\$79,068

AGE	One Mile	City	County	State	US
Median Age	41.2	32.9	38.1	38	39.3
Less than 18	18.8	16.4	18.5	20.8	21.0
18-24	10.1	18.8	12.2	9.5	9.5
25-34	13.9	18.4	15.1	15.2	13.5
35-64	36.3	32.1	35.8	38.2	37.7
65+	20.8	14.3	18.5	16.3	18.1

### FOOTNOTES

Source: Esri Community Profile as of Q4 2025

EDUCATION	One Mile	City	County	State	US
High School	98.0%	97.9%	96.9%	97.0%	90.6%
College	70.4%	70.2%	63.7%	56.2%	46.3%

Colorado is 2nd Most Educated State in the United States (US News | May 2018)

### FOOTNOTES

Source: Esri Community Profile Population 25+ as of Q4 2025



# FORT COLLINS, CO

## “THE CHOICE CITY”

- No. 1, Top 100 Places to Live in the U.S. (Livability - rankings average scores based on civic demographics, economy, education, health, housing, and infrastructure)
- No. 3, U.S. Cities with Highest Economic Confidence (Yahoo Finance - Nov. 2018)
- No. 4, Best U.S. Cities to Raise a Family (MarketWatch - 2019 & Livability - 2018)
- No. 12, Best Performing Cities Index (Miliken Institute - Feb. 2021)
- No. 2, Best Cities for Small Business Owners (ValuePenguin - Jan. 2021)
- Abundant outdoor recreation including easy access to Horsetooth Reservoir, Rocky Mountain National Park, the Cache la Poudre River, and Estes Park

### UNEMPLOYMENT

	MSA	County	State	US
Q4 2025	2.70%	2.90%	3.20%	3.90%

Source: Population 16+ Unemployment Rate - Esri Community Profile as of Q4 2025 | FRED of St. Louis

### EMPLOYMENT

	One Mile	City	County	State	US
Non-Farm Payroll Total	14,833	98,906	187,720	2,936,599	160,403,925
Agriculture/Mining	0.06%	0.17%	0.43%	0.96%	0.73%
Construction	1.35%	2.87%	5.62%	5.70%	4.63%
Manufacturing	3.45%	3.40%	6.10%	5.46%	7.62%
Trade, Transportation, & Utilities	8.97%	15.13%	16.60%	16.77%	18.40%
Information	1.33%	2.48%	2.17%	3.25%	2.62%
Financial Activities	6.78%	6.42%	6.87%	10.31%	9.45%
Professional & Business Services	38.64%	7.67%	7.41%	8.57%	7.91%
Education and Health Services	24.13%	35.05%	28.56%	21.66%	24.10%
Leisure and Hospitality	11.52%	12.11%	12.79%	13.14%	11.23%
Other Services	3.14%	5.72%	6.35%	7.22%	7.00%
Government	0.63%	8.99%	7.10%	6.96%	6.31%

	One Mile	City	County	State	US
Owner Occupied Housing	57.40%	47.70%	57.50%	57.90%	57.90%

### FOOTNOTES

Source: Esri Business Summary by NAICS, Esri Community Profile as of Q4 2025

# Timberline Residential Development

## Fort Collins, Colorado

Exclusively Marketed For Sale By:



**LCRealEstateGroup.com**

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