

3733 EAST HARMONY ROAD

FORT COLLINS, COLORADO 80528

COMMERCIAL LAND FOR SALE | HARMONY CORRIDOR

4.9 Total Acres Available | Sale Price: \$4,850,000

This 4.9 acre parcel is ideally located in the fastest growing area in not only Fort Collins, but in Northern Colorado. The parcel is located right on Harmony Road and within a few minutes of I-25. Nearly all of the new commercial development over the last couple of years has occurred along Harmony Road and this is one of the last larger parcels left. This area has some of the highest rents in the region both for commercial space, as well as multi-family rental dwellings. The Harmony Corridor Zoning allows for most commercial uses, including mixed-use concepts. Please call the listing brokers for any questions.

PROPERTY HIGHLIGHTS

- 4.9 Acres available
- Easy access to Interstate 25
- Harmony Road frontage
- HC Zoning
- Rare land opportunity in one of the fastest growing areas in the Northern Colorado area



CITY OF FORT COLLINS AREA HIGHLIGHTS

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.

MAJOR EMPLOYERS

- Advanced Energy Industries, Inc.
- Anheuser Busch
- Banner Health
- Colorado State University
- Columbine Health Systems
- Hewlett-Packard Enterprise
- Kaiser Permanente
- Platte River Power Authority
- UCHealth
- Water Pik
- Woodward
- Xcel Energy Co.



MSA DEMOGRAPHIC HIGHLIGHTS

- As of 2018 the region's MSA population increased by 10.9% since 2013, growing by 34,553. MSA population is expected to increase by 6.5% between 2018 and 2023, adding 22,804. (EMSI, 2019)
- From 2013 to 2018, jobs increased by 17.8% in Fort Collins, CO from 157,932 to 185,988. This change outpaced the national growth rate of 8.5% by 9.3%. As the number of jobs increased, the labor force participation rate increased from 64.4% to 70.2% between 2013 and 2018. (EMSI, 2019)

Source: EMSI, 2019



2019 TOTAL POPULATION

168,623



2019 TOTAL HOUSEHOLDS

67,047



2019 MEDIAN HOUSEHOLD INCOME

\$63,332

Source: ESRI, 2019



Travel
BEST U.S. PLACES TO
IN 2019
FORBES, DECEMBER 2018



#1
CITY IN AMERICA FOR
CYCLING
PEOPLEFORBIKES, MAY 2018



#4
BEST U.S. CITIES TO
RAISE A FAMILY
MARKETWATCH,
APRIL 2019



#3
U.S. CITIES WITH HIGHEST
ECONOMIC CONFIDENCE
YAHOO,
NOVEMBER 2018



9th
BEST PERFORMING U.S. CITY
MILIKEN INSTITUTE,
JANUARY 2019



#2
BLOOMBERG BRAIN INDEX
BLOOMBERG,
NOVEMBER 2018

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