

3.74 ACRES LAPORTE & TAFT FRONTAGE

LAPORTE AVE

N TAFT HILL RD

2000 LAPORTE AVE

Fort Collins, Colorado

\$700,000

3.74 Acres Land For Sale



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Exclusively Marketed For Sale By



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2000 Laporte | Fort Collins, Colorado

\$700,000 | 3.74 Acres Land | \$187,166/AC | \$4.30/SF

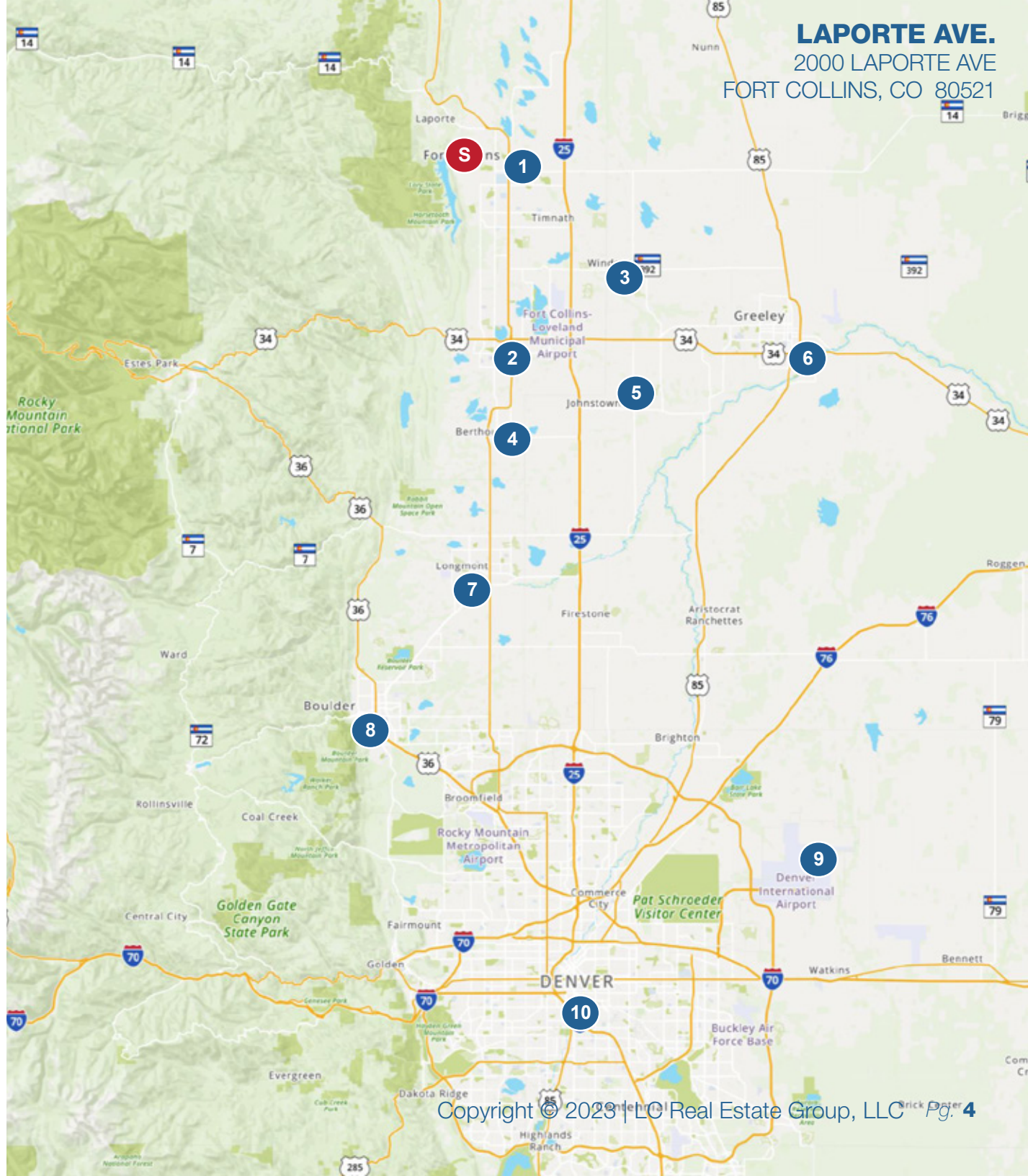
LC Real Estate Group is pleased to present the opportunity to purchase +/- 3.74 acres, with county zoning of CC (Commercial Corridor) and RR2 (Rural Residential). The Growth Management Area (GMA) zoning for the City of Fort Collins shows a proposed Low Density Mixed Use (LMN) zoning. The seller would consider rezoning proposals for specific uses utilizing Neighborhood Commercial (NC), Medium Density Mixed Use Neighborhood (MMN), or similar zoning.

The property is located on Laporte Avenue with direct access to Old Town Fort Collins via Laporte Avenue. The project is 2 miles west of US Highway 287/Old Town Fort Collins and is a short drive to Colorado State University. The project offers the following attributes:

- **Rare infill opportunity with commercial and residential potential providing a great opportunity to deliver walkable to City Park and Poudre High School**
- **Bike-able or a short drive at 2 miles +/- from Old Town Fort Collins and Colorado State University**
- **Excellent views of foothills including the Aggie A and Horsetooth Rock.**
- **+/- 450 ft of street frontage** on N. Taft Hill Road, and substantial visibility from both N. Taft Hill Road and Laporte Avenue.
- **Strong new home price** in 3-mile radius price over last 12 months with **average single family of \$788,447 (\$329/SF)**, **new condominium price of \$478,689 (\$369/SF)**, and **resale townhome values of \$642,618 (\$404/SF)**.
- **LMN Zoning** allows for **up to 9 Dwelling Units (Du) Per Gross Acre or 12 Du Per Gross Acre for Affordable Housing**
- City of Fort Collins water district has development friendly raw water policy and pricing that keeps **attractive Cash-In-Lieu water policy with pricing stable pricing currently at \$68,200 per acre foot**
- Highly attractive Cash-In-Lieu building program allows for **100% Cash-In-Lieu raw water dedication**
- **Laporte Avenue roadway improvements** will improve walkable access to **Poudre High School** and provide easy **direct bicycle and pedestrian access to Downtown Fort Collins** via Laporte Avenue. **Laporte Bridge Improvements** include **two bridges** that are currently in process.

REGIONAL MAP

- S 2000 LaPorte Ave.**
- 1 Downtown Fort Collins**
5 Minutes | 2.0 Miles E
- 2 Loveland**
30 Minutes | 16 Miles S
- 3 Windsor**
30 Minutes | 19 Miles SE
- 4 Berthoud**
35 Minutes | 22 Miles S
- 5 Johnstown**
35 Minutes | 27 Miles SE
- 6 Greeley**
45 Minutes | 32 Miles SE
- 7 Longmont**
50 Minutes | 30 Miles S
- 8 Boulder**
70 Minutes | 45 Miles SW
- 9 Denver International Airport (DIA)**
70 Minutes | 71 Miles SE
- 10 Denver**
70 Minutes | 65 Miles S

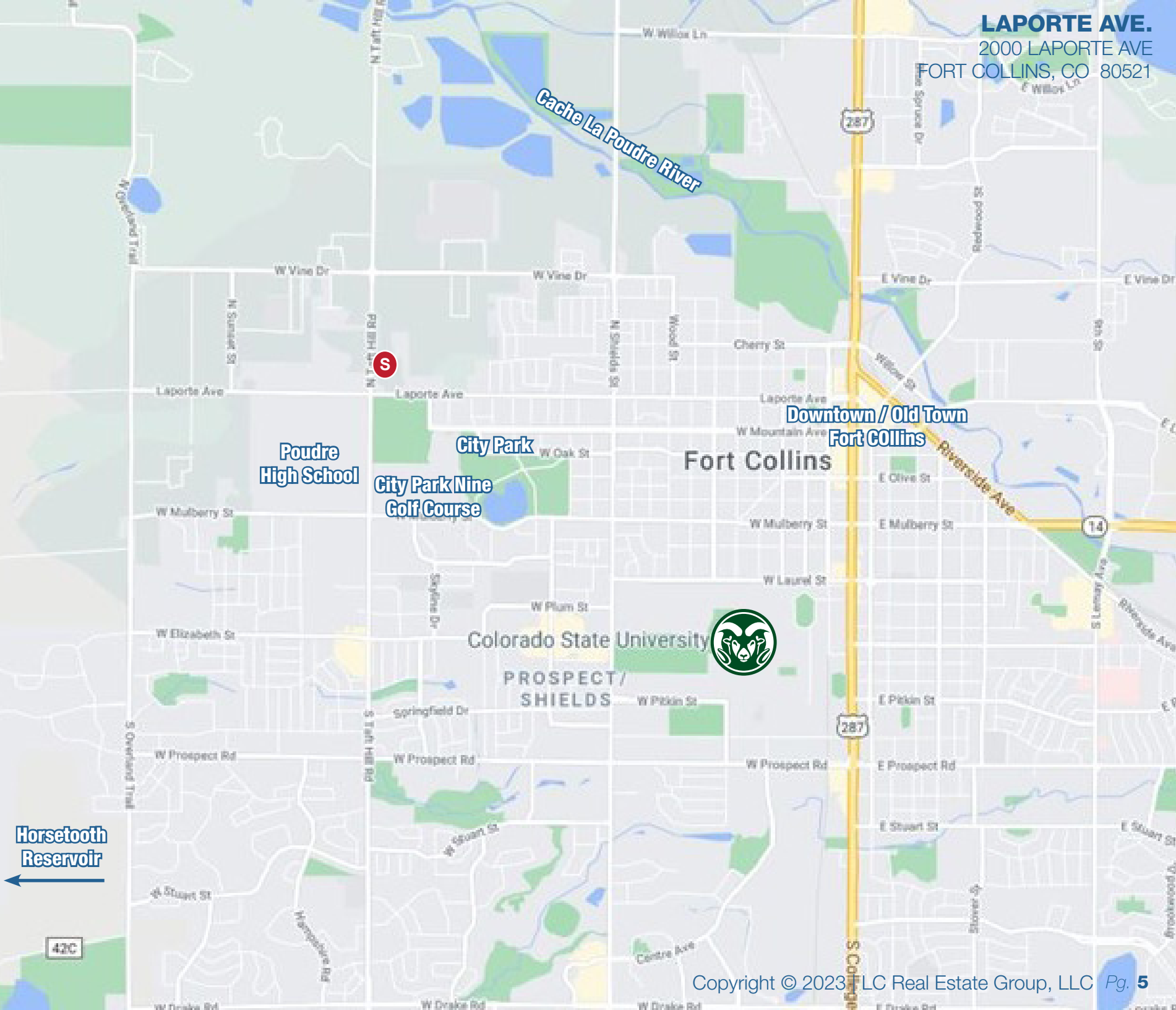


LAPORTE AVE.
2000 LAPORTE AVE
FORT COLLINS, CO 80521

LAPORTE AVE.

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AREA MAP



Horsetooth Reservoir



42C

AERIAL OVERVIEW

LAPORTE AVE.
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N. Taft Hill Road



City Park Liquors

Laporte Avenue



Poudre High School

Grandview / City Park

DOWNTOWN | OLD TOWN

2 MILES FROM | FORT COLLINS

LAPORTE AVE.
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FORT COLLINS, CO 80521

AERIAL OVERVIEW





COLORADO STATE UNIVERSITY
2.5 MILES FROM PROPERTY

CAMPUS WEST

CITY PARK

& CITY PARK NINE GOLF COURSE



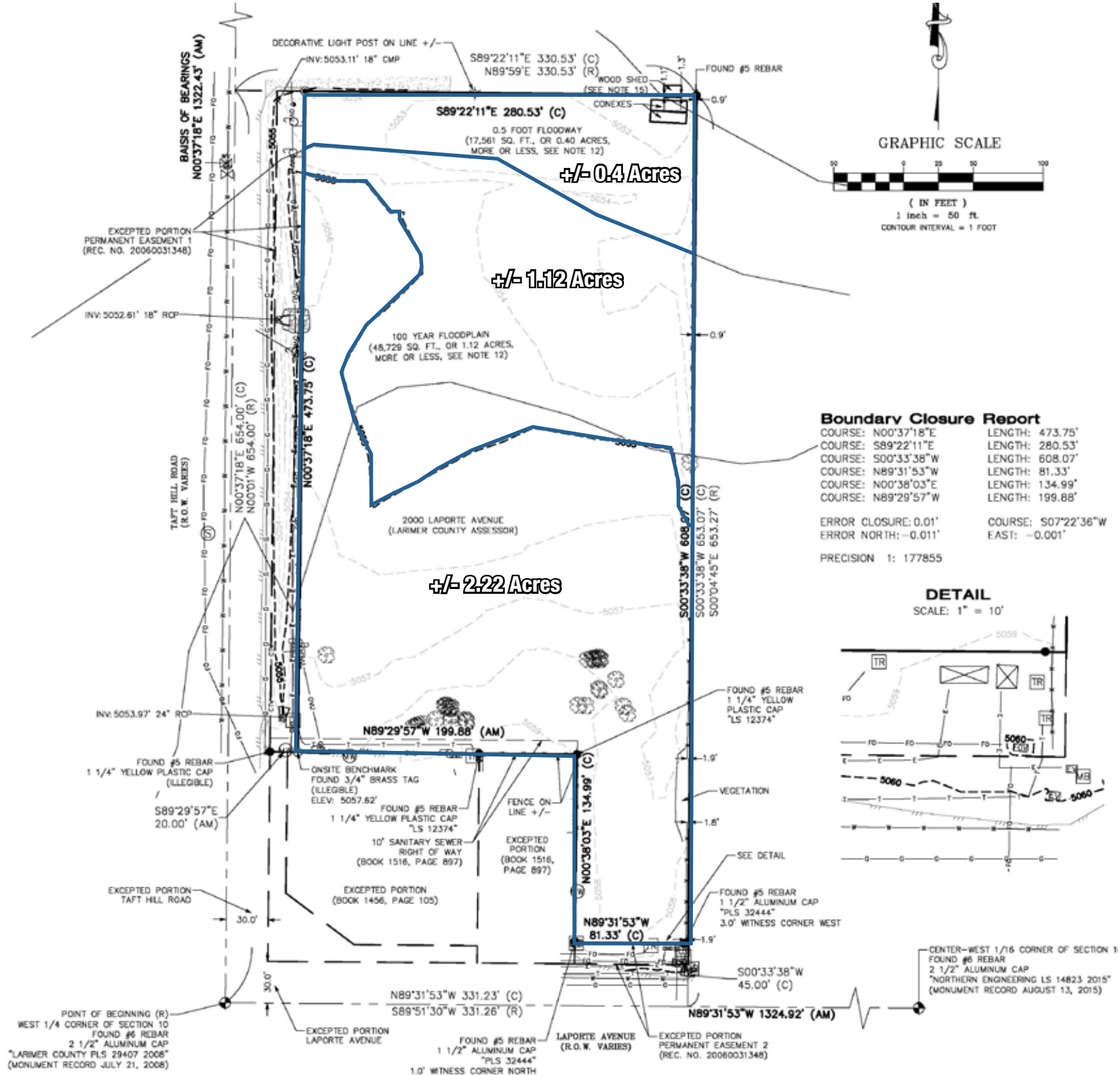
POUDRE HIGH SCHOOL
1/2 MILE FROM PROPERTY

City Park Liquors



AERIAL OVERVIEW

IMPROVEMENT SURVEY PLAT



PROPERTY OVERVIEW



DRIVING DIRECTIONS

From I-25, Exit 269B (CO-14) toward Fort Collins. After 5.3 mi, turn right onto S. Shields St. In .5 mi, turn left onto Laporte Ave and head West for 0.9 Miles. Property will be on your right.

LAPORTE AVE.
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FORT COLLINS, CO 80521

PROPERTY OVERVIEW

Land	3.74 Net Acres
Parcel Number	9710200008
Account Number	R0148687
Legal Description	W 10 AC OF SW OF NW 10-7-69 LESS NRLY 670.02 FT, LESS 1456-105, 1516-897
Property Type	Land
Description	Res unpl 1 - 4.9 ac
Mineral Rights	Excluded
Surface Use Agreement	None
Easements	Right of Way (See Improvement Survey Plat for detail)
City Floodplain Designation*	Not in Floodplain (Approx. 96,703 SF, 2.22 Acres) 100 Year Floodplain (Approx. 48,729 SF, 1.12 Acres) 0.5 Foot Floodway (Approx. 17,561 SF, 0.40 Acres) *Buyer to independently verify all floodplain information

ENTITLEMENTS

Governing Jurisdiction	Larimer County
Current Zoning	RR2 (Rural Residential), CC (Commercial Corridor)
Growth Management Area (GMA)	City of Fort Collins
GMA Zoning	Low Density Mixed Use Neighborhood ((LMN) Click For Municode Link - Zoning Details

Residential Density (LMN) Minimum density of three (3) dwelling units per net acre
Maximum density of nine (9) dwelling units or affordable housing maximum density of twelve (12) units per net acre

Residential Uses (LMN) | Administrative Review Single-family attached/detached, two-family attached/detached, multi-family with eight (8) units or less per building that contain fifty (50) units or less and seventy-five (75) bedrooms or less, group homes, mixed-use dwellings, and extra occupancy units.

Residential Uses (LMN) | Planning & Zoning Review Manufacture housing, group homes, multi-family with more than eight (8) units per building, or more than fifty (50) units or more than seventy-five (75) bedrooms.

Commercial Permitted Uses (LMN) | Administrative Review Bed and breakfast w/ six (6) or fewer beds, child and adult care centers, neighborhood centers with two (2) or more uses e.g. retail store, convenience store, personal and business service shops, veterinary facilities, offices, schools, churches, dog day care, micro brewery/distillery/winery.

Commercial Permitted Uses (LMN) | Planning & Zoning Review Public and private schools, long-term care facilities, neighborhood centers with one (1) or more uses e.g. standard and fast food restaurants (without drive-in or drive-through facilities), convenience retail stores with fuel sales with dist. restriction, grocery store, health club with additional use.



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PROPERTY TAXES

Parcel	9710200008
Legal	W 10 AC OF SW OF NW 10-7-69 LESS NRLY 670.02 FT, LESS1456-105, 1516-897
Mill Levy	95.452
Assessed Value	\$120,807
Taxes	\$11,531 (2023)

UTILITIES

Water	City of Fort Collins
Sanitary Sewer	City of Fort Collins
Storm Sewer	City of Fort Collins
Gas	Xcel Energy
Electricity	City of Fort Collins
Telephone	CenturyLink, Comcast Xfinity
Internet	Comcast Xfinity, CenturyLink, Fort Collins Connexion, or Other Provider

COMMUNITY RESOURCES

School District	Poudre School District
Elementary School	Cache La Poudre Elementary, Putnam Elementary
Middle School	Lincoln Middle School
High School	Poudre High School
Police Department	City of Fort Collins Police
Fire Departmen	Poudre Fire Authority

SITE PHOTOS



LAPORTE AVENUE CORRIDOR IMPROVEMENTS

LAPORTE AVE.
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DESCRIPTION & GOALS:

“THIS SET OF PROJECTS SEEKS TO IMPROVE VEHICULAR, BICYCLE AND PEDESTRIAN SAFETY ALONG THE LAPORTE AVENUE CORRIDOR BY ADDRESSING DEFICIENT SIDEWALKS, ADDING BICYCLE LANES, AND ADDING A CENTER REVERSIBLE TURN LANE, UPGRADING THE ROADWAY WITH CURB AND GUTTER, AND OTHER TRAFFIC IMPROVEMENTS.”

Source: <https://www.fcgov.com/engineering/laporte-road-and-bridge-improvements>



PEDESTRIAN AND BICYCLE IMPROVEMENTS

“The Laporte Avenue corridor between Fishback Avenue and Sunset Street currently has several gaps in bicycle and pedestrian facilities. Many locations lack sidewalk and curbs, and the bike lanes are often narrow and not well defined. The corridor also provides access to Poudre High School and has significant bicycle and pedestrian activity with the proximity of the school and residential neighborhoods. There are also two deficient bridges on Laporte Avenue over the New Mercer Canal, just north of Grandview Cemetery.

The project corridor is part of the **City’s Low Stress Bicycle Network** and is recognized by the North Front Range Metropolitan Planning Organization (NFRMPO) as a high priority for bicycle and pedestrian improvements.

There are two projects scheduled to complete the improvements to Laporte, the first is the **Laporte Bridges Project** which will begin construction in November 2022, and the second is the **Laporte Corridor Project** which will begin construction in early 2024.”

Source: Stay up to date on construction by & access additional information on these projects at:

<https://www.fcgov.com/engineering/laporte-road-and-bridge-improvements>



[LINK TO CORRIDOR PROJECT\(S\) WEBPAGE](#)



THE SUBJECT PROPERTY AT 2000 LAPORTE AVENUE BOASTS STRONG NEIGHBORHOOD TRAFFIC COUNTS ON BOTH LAPORTE AVENUE AND NORTH TAFT HILL ROAD FRONTAGE:

- **N. TAFT HILL RD: 12,950 (2016)**
- **LAPORTE AVE: 9,126 (2018)**

Data Source: Esri, CCIM Site To Do Business

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.01	Laporte Ave	N Taft Hill Rd (0.07 miles W)	2018	7,874
0.09	19	Laporte Ave (0.08 miles S)	2019	9,900
0.10	Laporte Ave	Pennsylvania St (0.02 miles W)	2018	9,126
0.12	N Taft Hill Rd	S Taft Hill Rd (0.03 miles S)	2016	12,950
0.21	GRANDVIEWAV	Laporte Ave (0.07 miles N)	2019	650
0.26	Laporte Ave	N Impala Dr (0.05 miles W)	2009	3,352
0.27	W Mountain Ave	Grandview Ave (0.04 miles W)	2008	3,900
0.35	Laporte Ave	N Bryan Ave (0.01 miles E)	2009	8,311

Average Daily Traffic Volume
 ▲ **Up to 6,000 vehicles per day**
 ▲ **6,001 - 15,000**
 ▲ **15,001 - 30,000**
 ▲ **30,001 - 50,000**
 ▲ **50,001 - 100,000**
 ▲ **More than 100,000 per day**

WATER RIGHT DEDICATION REQUIREMENTS

Single Family AF Water Supply Requirement	10 x Outdoor Area SF + 12,200 x # Bedrooms / 325,851 (1)
Duplex AF Water Supply Requirement	10 x Outdoor Area SF + 12,200 X # Bedrooms / 325,851 (1)
Multifamily/Townhomes (3+ Units) AF Water Supply Requirement	13,100 x # Bedrooms / 325,851 (1) + Irrigation Meter (1)
Irrigation Meter Water Tap	Multifamily Irrigation meter required above 30,000 Gal/Yr (2)(3) 3/4" 152,745 Gal/Yr, 0.4687 Ac. Ft. \$31,965 1" 509,141 Gal/Yr, 1.6524 Ac. Ft. \$106,555 1.5" 1,018,286 Gal/Yr, 3.1250 Ac. Ft. \$213,125
High Hydrozone (H)	18 gallons/s.f./season 784,080 Gal./Ac. (2.4063 Acre Feet)
Moderate Hydrozone (M)	10 gallons/s.f./season 435,600 Gal./Ac. (1.3369 Acre Feet)
Low Hydrozone (L)	3 gallons/s.f./season 130,680 Gal./Ac. (0.4010 Acre Feet)

WATER RIGHT DEDICATION COST

Cash In-Lieu (4)	\$68,200 (Acre Foot)
Ditch Share Dedication (5)	Colorado-Big Thompson (1.0 AF/Share) North Poudre Irrigation Company (4.0 AF/Share) Arthur Irrigation Company (3.442 AF/Share) Larimer County Canal No. 2 Irrigating Company (3.442 AF/Share) New Mercer Ditch Company (30.326 AF/Share) Pleasant Valley and Lake Canal Company (39.74 AF/Share) Warren Lake Reservoir Company (10.0 AF/Share)
Ditch Rights Dedication Fee (6)	Varies by Share

FOOTNOTES

- (1) See "Section 26-148 - Water supply requirement (WSR); residential service" of Fort Collins Municipal Code
- (2) See "Section 26-149 - Water supply requirement (WSR); nonresidential service" of Fort Collins Municipal Code
- (3) A separate irrigation meter is required for all multifamily and non-residential developments that use 30,000 gallons of water a year or more. If a separate irrigation meter is not required (e.g. the landscape uses less than 30,000 a year) the Water PIF will also include a charge of \$0.31 /SF of lot.
- (4) Cash In-Lieu is set annually by City of Fort Collins. Current Cash In-Lieu is effective January 2022.
- (5) See "Section 26-150 - Water supply requirement (WSR); satisfaction" of Fort Collins Municipal Code
- (6) Ditch rights dedication fee varies by share, ask broker for more information
- (7) Common Area Landscaping requires Hydrozone budget and overall size may not use more than 15 gallons per square foot per watering season.



Schools

Poudre Valley School District

PUBLIC SCHOOLS

Grades

Bennett Elementary School (2.3 miles, 6 min.)	K-5
Harris Elementary School (3.2 miles, 9 min.)	PK-5
Leshar Middle School (4.0 miles, 10 min.)	5-8
Blevins Middle School (2.2 miles, 5 min.)	7-8
Poudre High School (0.8 miles, 3 min.)	9-12
Fort Collins High School (6.7 miles, 15 min.)	9-12

PRIVATE-CHARTER SCHOOLS

Grades

Ridgeview Classical School (4.5 miles, 11 min.)	K-12
St. Joseph Catholic School (1.7 miles, 3 min.)	1-8
Heritage Christian Academy (5.5 miles, 14 min.)	K-12

COLLEGES

Distance

Drive

Front Range Community College	5.6 miles	12 min.
IBMC College	5.6 miles	13 min.

UNIVERSITIES

Distance

Drive

Colorado State University	2.3 miles	6 min.
University of Northern Colo.	33.4 miles	44 min.



COMMUNITY AMENITIES

S LaPorte Ave Land

1 Fort Collins City Park

0.6 Miles | 2 Minutes
Community park with open space, courts, fields, pool, lake, and golf course

2 Horsetooth Reservoir

8.2 Miles | 16 Minutes
6.5 mile long reservoir with boating, swimming, camping, fishing and hiking trails

3 Boys & Girls Club of Larimer County

1.4 Miles | 3 Minutes
Youth organization offering after school programs, youth development and mentoring

4 North Shields Ponds Natural Area

2.5 Miles | 5 Minutes
1.5 mile figure 8 trail system with fishing, hiking and bird-watching

5 Old Town Fort Collins

2.8 Miles | 7 Minutes
Retail and service amenities including restaurants, shopping, breweries, entertainment venues and other service related businesses

6 Cache La Poudre River

10 Miles | 15 Minutes
Wild and Scenic designated river access

7 Lory State Park

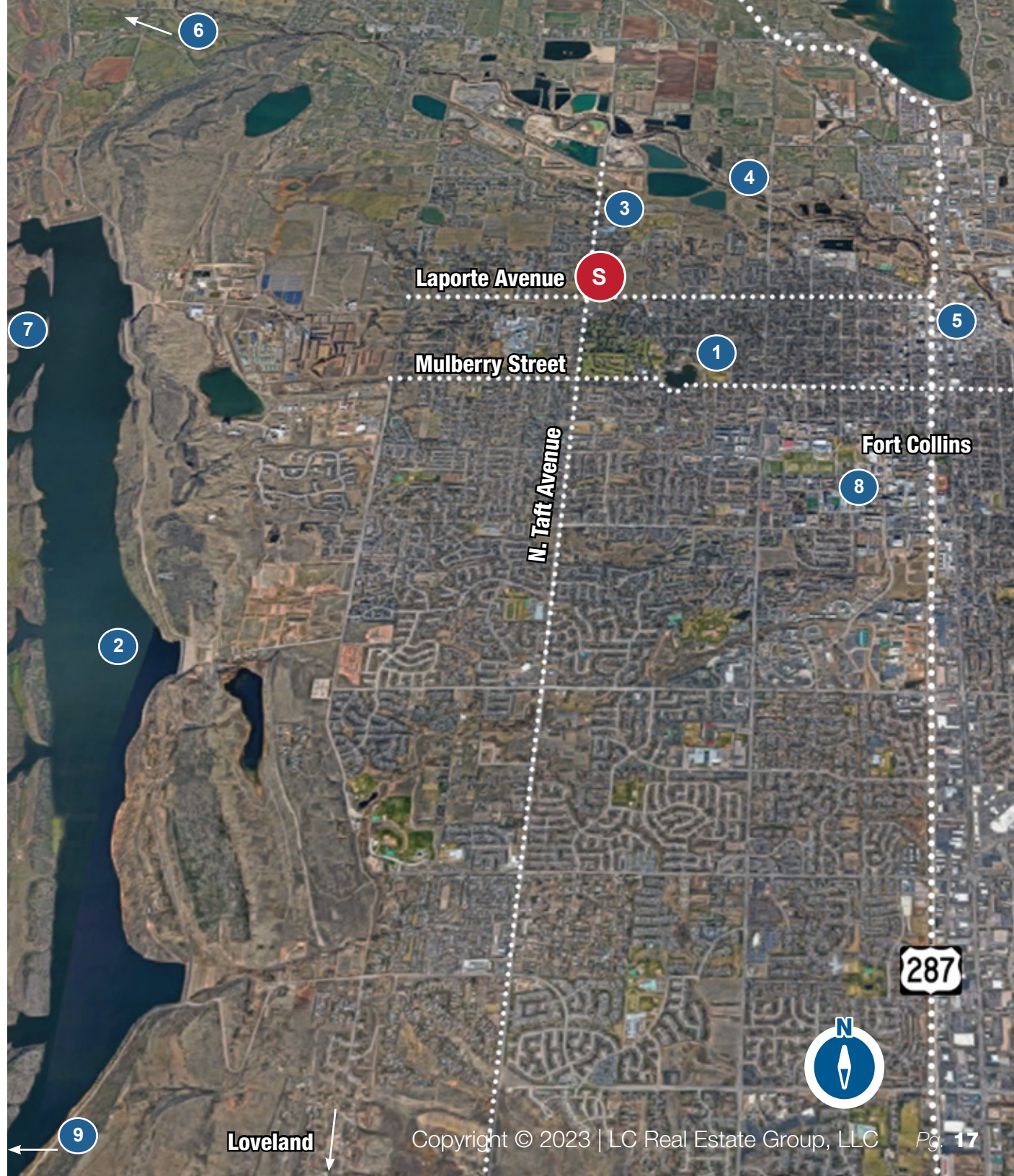
8.6 Miles | 20 Minutes
Park area know for its rugged terrain, with activities like backcountry camping, mountain biking, & rock climbing

8 Colorado State University

2.3 Miles | 6 Minutes
Public land-grant research university with over 34,000 enrolled in over 55 academic departments

9 Rocky Mountain National Park

42.3 Miles | 68 Minutes
415 sq. mile state park with hiking, camping, fishing, wildlife viewing



RETAIL AMENITIES

S LaPorte Ave Land

1 North College Market Center

3.5 Miles | 9 Minutes

King Soopers anchored shopping center

2 Foothills Mall

5.2 Miles | 11 Minutes

Contemporary mall offering department & chain stores, restaurants, a movie theater & a gym

3 Walmart Supercenter

3.8 Miles | 10 Minutes

Home goods & grocery shopping center

4 King Soopers

1.3 Miles | 3 Minutes

Grocery store and pharmacy

5 Jax Outdoor

2.8 Miles | 6 Minutes

Outdoor clothing and equipment

6 Home Depot

9.5 Miles | 14 Minutes

Home improvement retailer supplying tools, construction products, and services.

7 Riverside Shopping Center

6.6 Miles | 16 Minutes

Safeway anchored shopping center

8 RP Plaza

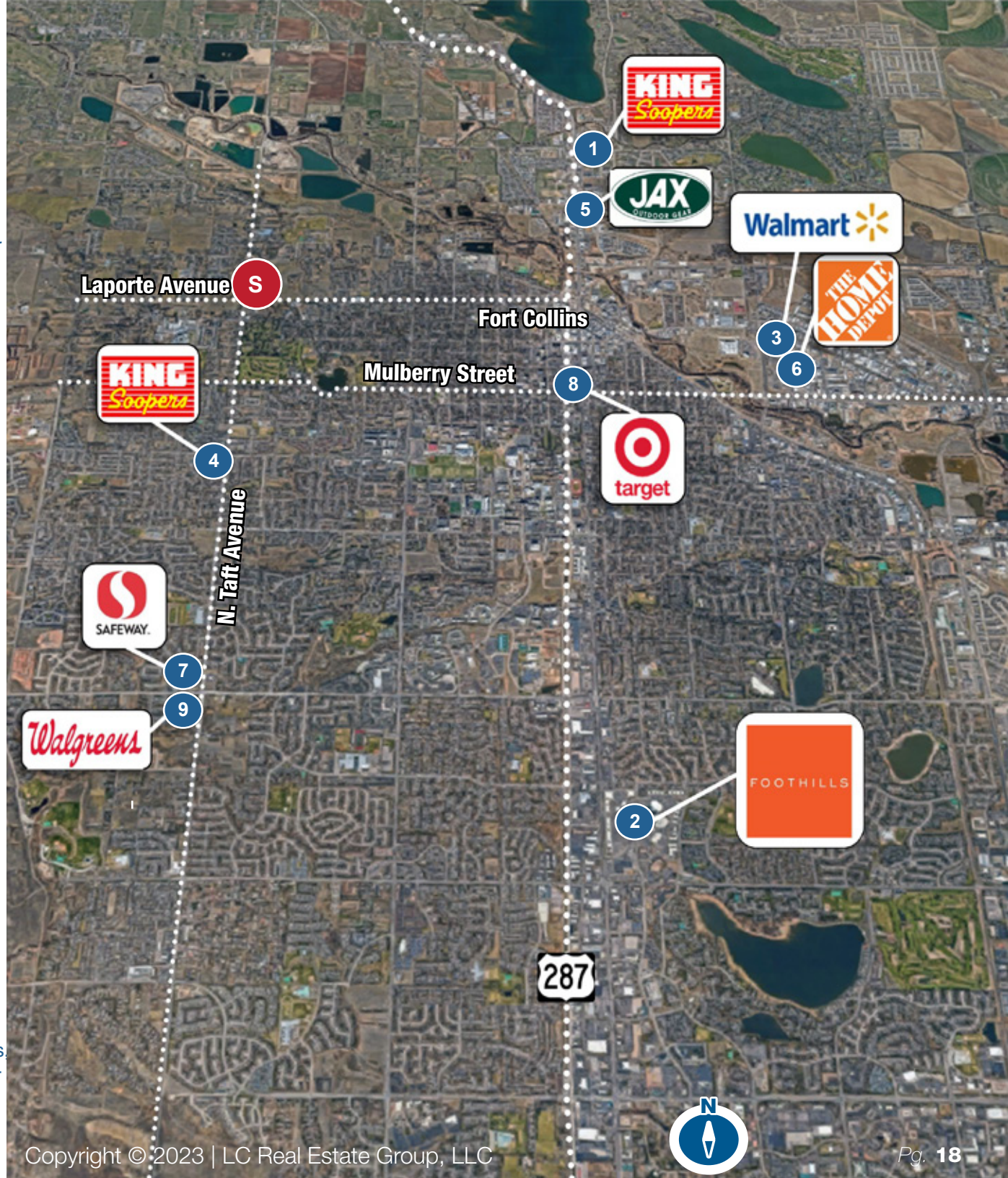
6.6 Miles | 16 Minutes

New Target anchored center

9 Walgreen's Pharmacy

6.6 Miles | 16 Minutes

Drugstore chain with health & beauty aids, prescriptions & photo services, plus mini-mart basics





NEW SINGLE FAMILY HOME HOUSING MARKET SURVEY

New Home Survey (1)	3 Mile Radius
Average Sold Price (1)	\$788,447 10 Sales
Average Price Per SF (1)	\$329
Average Home Size (1)	2,313 SF
Average Lot SF (1)	4,914 SF

NEW CONDOMINIUM HOUSING MARKET SURVEY

New Home Survey (1)	3 Mile Radius
Average Sold Price (1)	\$478,689 16 Sales
Average Price Per SF (1)	\$369
Average Home Size (1)	2,361 SF

RESALE SINGLE FAMILY HOUSING MARKET SURVEY

Market Survey (1)	3 Mile Radius
Average Sold Price (1)	\$615,647 518 Sales
Average Price Per SF (1)	\$439.20
Average Home Size (1)	1,478 SF
Average Lot SF (1)	14,673 SF

(1) Residential Transaction Analysis May 2022-April 2023

RESALE TOWNHOME HOUSING MARKET SURVEY

Market Survey (1)	3 Mile Radius
Average Sold Price (1)	\$645,011 87 Sales
Average Price Per SF (1)	\$407.90
Average Home Size (1)	1,475 SF

FOOTNOTES

(1) Residential Transaction Analysis May 2022-April 2023. See listing agent for details.



FORT COLLINS, CO
“THE CHOICE CITY”

LAPORTE AVE.
 2000 LAPORTE AVE

- 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	1-Mile	City	County	State	US
2010	10,902	145,456	299,630	5,029,196	308,745,538
2022	10,976	172,305	372,107	5,937,082	335,707,897
Annual % Change	0.06%	1.54%	2.02%	1.50%	0.73%

	1-Mile	City	County	State	US
Avg. Family Size	2.31	2.34	2.41	2.5	2.55

INCOME	1-Mile	City	County	State	US
Median HH Income	\$54,027	\$74,968	\$82,142	\$84,521	\$72,414

AGE	1-Mile	City	County	State	US
Median Age	28.4	31.9	37.5	37.9	38.9
Less than 18	13.8	17.9	19.6	22.4	21.7
18-24	29.4	19.6	12.8	9.4	9.2
25-34	19.1	17.5	14.3	14.2	14.0
35-64	27.8	32.2	36.5	38.5	37.7
65+	9.9	12.9	16.7	15.7	17.5

FOOTNOTES

Source: Esri Community Profile as of Q1 2023

EDUCATION	1-Mile	City	County	State	US
High School	97.3%	97.0%	96.8%	93.4%	89.9%
College	67.2%	66.6%	60.9%	53.8%	44.6%

Colorado is fourth-most educated state in the United States with the second highest Educational Attainment Rank (World Population Review | 2023)

FOOTNOTES

Source: Esri Community Profile Population 25+ as of Q1 2023



FORT COLLINS, CO
“THE CHOICE CITY”

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- 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
February 2023	2.90%	2.90%	2.90%	3.60%

Source: Population 16+ Unemployment Rate - Esri Community Profile as of February 2023 | FRED of St. Louis

BUSINESSES

	1-Mile	3-Mile	5-Mile	City	County
Total Businesses	191	3,140	6,219	6,954	14,917

EMPLOYMENT

	1-Mile	City	County	State	US
Non-Farm Payroll Total	2,501	91,639	170,861	2,735,615	151,363,907
Agriculture/Mining	0.16%	0.22%	0.47%	0.94%	0.71%
Construction	1.56%	3.05%	5.40%	5.58%	4.51%
Manufacturing	0.16%	3.17%	6.03%	5.46%	7.71%
Trade, Transportation, & Utilities	6.20%	16.98%	18.51%	17.51%	19.33%
Information	2.20%	2.84%	2.44%	3.57%	2.63%
Financial Activities	5.44%	6.79%	7.11%	10.46%	9.39%
Professional & Business Services	2.56%	8.44%	7.12%	7.89%	7.51%
Education and Health Services	20.79%	28.25%	24.87%	20.93%	23.53%
Leisure and Hospitality	9.16%	13.21%	13.98%	13.89%	11.67%
Other Services	4.40%	5.57%	5.91%	6.75%	6.61%
Government	47.38%	11.47%	8.18%	7.01%	6.40%
	1-Mile	City	County	State	US
Owner Occupied Housing	39.50%	51.90%	60.30%	59.80%	64.63%

FOOTNOTES

Source: Esri Business Summary by NAICS, Esri Community Profile as of Q1 2023

PRICING

The Seller is offering 3.74 acres for sale for \$700,000.

BID DEADLINE

Seller shall review all offers received and shall respond on a first come, first serve basis.

Offers may be submitted on the Colorado Real Estate Commission approved Contract to Buy and Sell Real Estate - Land or as a Letter of Intent if significant development or entitlement contingency language is included.

Send offers to Wayne Lewis (wlewis@lcrealestategroup.com) and Dallas Landry (dallas@lcrealestategroup.com)

CONTRACT INSTRUCTIONS & PREFERRED TERMS

Seller	RRT INVESTMENTS LLC
Property Address	2000 LaPorte Avenue, Fort Collins, CO 80521
Legal	W 10 AC OF SW OF NW 10-7-69 LESS NRLY 670.02 FT, LESS 1456-105, 1516-897
Earnest Deposit	Minimum 3.0% of Purchase Price, additional required with entitlement contingencies
Entitlement Contingencies (If Applicable)	Earnest Deposit shall be non-refundable after expiration of Due Diligence Deadline subject to Government Approval of entitlements, if applicable. Buyer shall assign rights to any third party reports or studies to Seller with contract termination.

2000 LAPORTE AVENUE

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LCRealEstateGroup.com
1712 Topaz Drive, Loveland, CO 80537



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