



PROPERTY DETAILS

193 W. Boardwalk (Lot A):
0.68 Acres \ 29,841 SF
4018 S. Mason St. (Lot B):
0.50 Acres \ 21,861 SF

Taxes: Lot A: \$7,988.59 (2024)
Lot B: \$5,852.30 (2024)

Zoning: (CG) General Commercial District

Proposed Uses:

- Retail/Restaurant
- Daycare
- Storage
- Hotel
- Medical
- Automotive (repair or dealership)
- Residential - Mixed Use/Multi-family

MASON ST. DEVELOPMENT OPPORTUNITY

SALE PRICE - LOT A: \$500,000
LOT B: \$400,000

- Rare in-fill lots in excellent midtown Fort Collins location
- One of few development sites remaining in the core of Fort Collins with excellent population density AND daytime employment numbers
- Highly flexible General Commercial Zoning suitable for a wide range of uses from retail/restaurants to hotel to automotive repair or dealership, storage, recreational uses, residential - mixed use & multi-family, light industrial, etc...
[Click for zoning code link](#)
- Two separate lots may be purchased separate or together
- Seller also owns 1 acre of land across street - contact Broker for details

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DEMOGRAPHICS (Source: STDB Online 2025, radius)

	1 Mile	3 Mile	5 Mile
2024 Population	12,984	99,054	172,694
Avg. HH Income	\$99,560	\$119,387	\$117,379
Households	6,036	41,193	70,248
Businesses	987	4,283	7,853
Employees	11,513	60,187	104,844



TRAFFIC COUNTS (Source: STDBOnline)

S. College/US Hwy 287 @ Boardwalk Dr.	38,900 VPD
W. Boardwalk Dr. @ 181 W. Boardwalk Dr.	4,480 VPD
S. Mason St. south of Property	9,876 VPD

The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 6/16/2025

IN-FILL COMMERCIAL LOTS FOR SALE

193 W. Boardwalk & 4018 S. Mason
Fort Collins, CO



Area Retailers / Neighbors include:

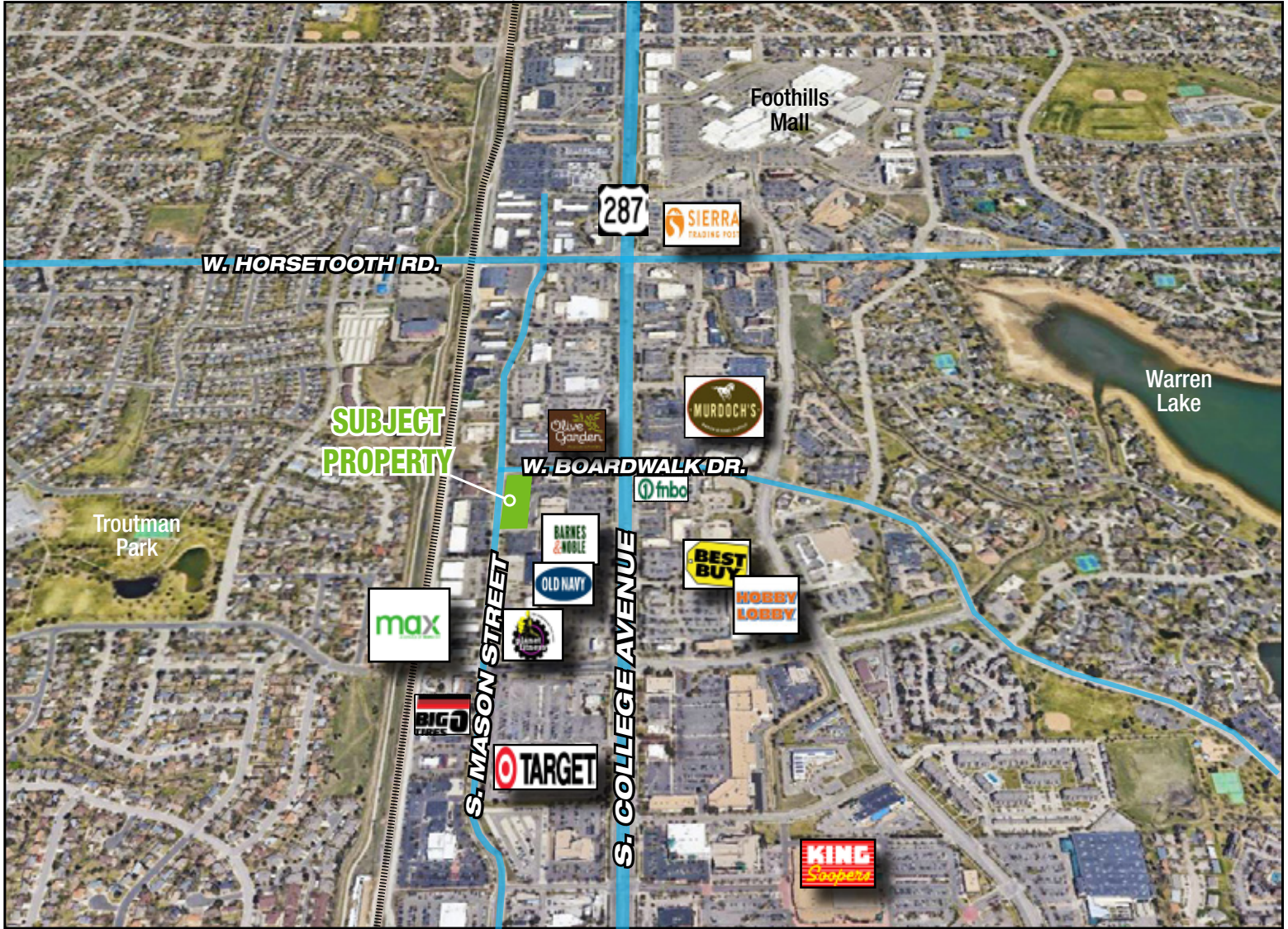
REI, Barnes & Noble, Old Navy, Target, Planet Fitness, Comfort Suites, Blue Federal Credit Union, Olive Garden, KFC, Murdoch's and more



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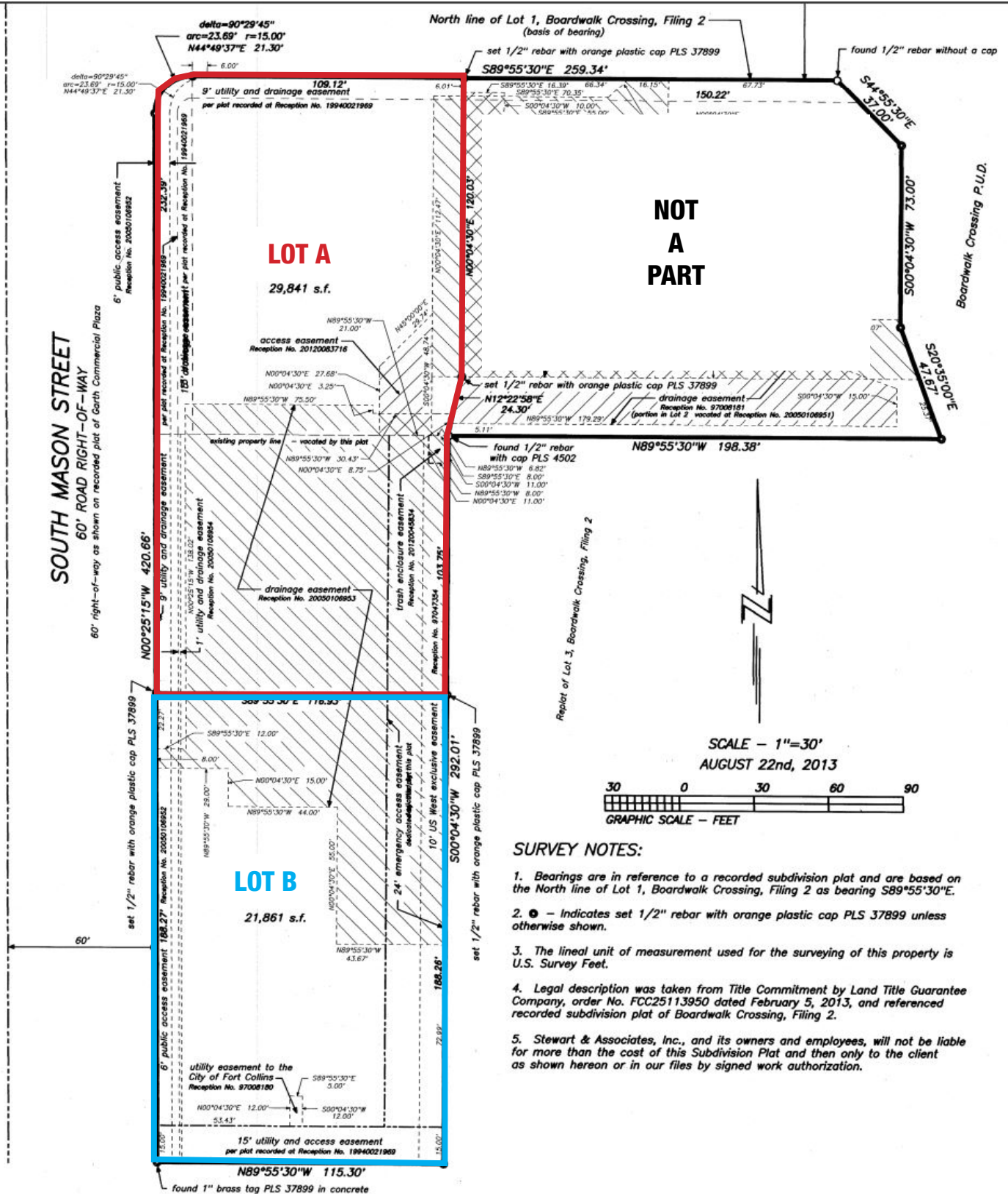
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MINDFULLY CREATING COMMUNITY

NORTHERN COLORADO - A Thriving Market

Fort Collins

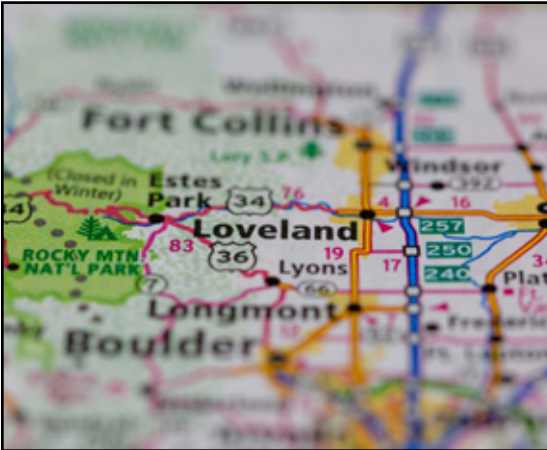
Fort Collins is a popular place to live and visit due to its blend of outdoor recreation opportunities, a vibrant arts and culture scene, a welcoming community, and a strong economy, particularly in the tech and manufacturing sectors. It's also a major college town, with Colorado State University being a major draw for both students and young professionals.

- 2024 Top 100 Best Places to Live: *Livability* - April 2024
- Gold Level Recognition: *American Heart Association's Workforce Well-being Scorecard* - 2024
- Best Place to Live in Northern Colorado Region: *The Colorado Sun* - October 2023
- Best Places to Live in the U.S. in 2023: *Livability* - June 2023
- Certified Healthy Workplace Award: *Healthy Links* - 2016-2024



Regional Highlights

Northern Colorado is one of the most dynamic and rapidly expanding regions in the state, with a strong economy driven by healthcare, technology, higher education, and manufacturing. The area boasts a combined population of over **900,000 residents**, with consistent growth projected in the coming years. Fort Collins, Loveland, and Greeley rank among the top cities for job growth and economic vitality, attracting young professionals and families seeking high-quality employment and a strong quality of life.



The region benefits from **affluent demographics**, with median household incomes exceeding national averages and a highly educated workforce, thanks to the presence of Colorado State University, the University of Northern Colorado, and CU Boulder.



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