



TBD 23RD AVENUE



PROPERTY DETAILS

Sale Price:

\$490,000 (\$4.72/SF)

Land Size:

2.384 Acres

Zoning:

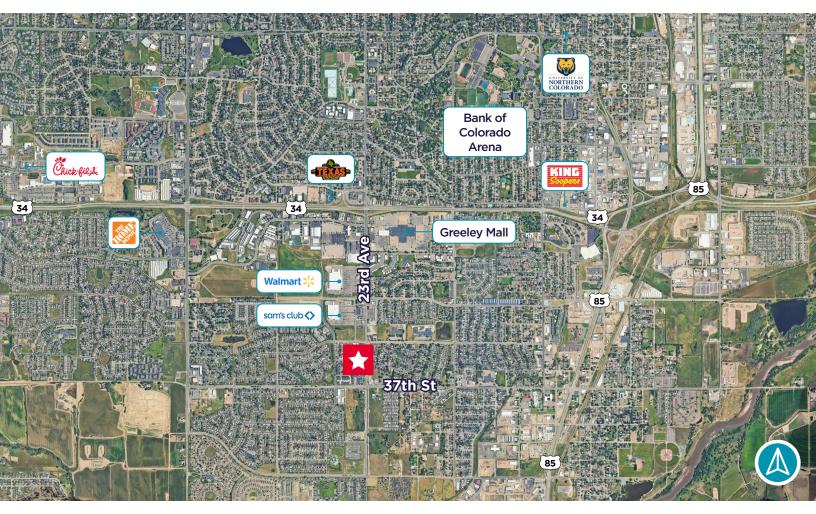
C-1, Commercial Low Intensity (Evans)

PROPERTY HIGHLIGHTS

- Prime visibility on 23rd Avenue
- Less than one mile from Highway 34
- Just 1.5 miles from Highway 85
- Seller financing options available
- Motivated seller looking for a quick close







DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
2024 Population	90,865	144,721	173,125
2029 Population Projection	106,933	170,393	203,722
2024 Households	32,410	51,330	61,164
Avg. Household Income	\$76,979	\$79,751	\$85,583

CoStar, 2024

CONTACTS

TRAVIS ACKERMAN
Executive Managing Director
+1 970 267 7720
travis.ackerman@cushwake.com

Cushman & Wakefield 772 Whalers Way, Suite 200 Fort Collins, CO 80525 +1 970 776 3900 cushmanwakefield.com MATT HASKELL Urealty Broker/Owner +1 970 690 1690 mhaskell@urealtyinc.com JOSIE KINCAID Urealty Associate +1 303 947 9150 jkincaid@urealtyinc.com Urealty, Inc. 375 Horsetooth Road Building 4, Suite 103 Fort Collins, CO. 80525

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.