



FOR SALE

120 Triangle Drive

Fort Collins, Colorado 80525



Multi-Family Development Ready Opportunity

Size: 3.86 Acres with a Minimum Density of 12 Units per Acre (46 Units)

As Shown: 28 units per conceptual review

Sale Price: \$785,000

This infill property is ideally positioned for multi-family development along the highly desirable College Avenue Corridor. The property has been conceptually reviewed as shown with 28 single-family attached townhomes, each featuring a three-bedroom layout and a private two-car garage accessed via rear alleys. The site plan intentionally orients the homes to front onto green space, creating a connected and pedestrian-friendly environment. The concept plan offers 56 enclosed garage parking spaces and 20 additional surface visitor spaces with walkways leading directly to each front door. This site represents one of the next premier opportunities for quality infill housing along College Avenue.

Lot Size 3.86 Acres

Zoning Class Medium Density
Mixed-Use Neighborhood District (M-M-N)

Water Tap One (1") Existing with fees paid
Transferable at favorable pricing



[VIEW ZONING INFORMATION](#)



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For more information, please contact:

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