

FOR SALE
**FOSSIL CREEK MEADOWS
COMMERCIAL**
WINDSOR, COLORADO



FORT COLLINS

Subject
Property

FOSSIL CREEK
MEADOWS
750 HOMES

WINDSOR VILLAGES AT
PTARMIGAN
114 SINGLE FAMILY HOMES
180 MULTI-FAMILY UNITS

PTARMIGAN
COUNTRY CLUB

COMMERCIAL
13.77 ACRES

COMMERCIAL
15.09 ACRES

19.438 ACRES FOR SALE

SALE PRICE: \$5,927,035 (\$7/SF)

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THE OFFERING

19.438 acres of commercial land for sale adjacent to the interchange of I-25 and Highway 392 with terrific visibility on I-25. The property has been annexed into the Town of Windsor, is zoned General Commercial and is within the Corridor Activity Center overlay district (GC-CAC). The GC-CAC district the Town of Windsor allows for a wide variety of commercial uses.

Adjacent to Windsor Villages at Ptarmigan, this development opportunity is centrally located in rapidly expanding northern Colorado. I-25 is "Main Street" to the northern Colorado region, and Highway 392 provides great east/west connectivity to Windsor, Greeley, Loveland, Fort Collins and more. The Town of Windsor has doubled its population over the last decade and is expected to double again in the coming decade. This high-income community has an average household income of \$145K, offers quality of life, strong household disposable income, and easy access to surrounding areas with an easy commute to Denver.



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PROPERTY INFORMATION SUMMARY

Town	Annexed into the Town of Windsor, Colorado	
Subdivision	Fossil Creek Meadows Annexation (2002)	
Zoning	General Commercial (GC) Corridor Activity Center (CAC)	
Electric	Poudre Valley REA	
Gas	Xcel Energy	
Sewer	South Fort Collins Sanitation District	
Water	Fort Collins-Loveland Water District	
Property Taxes	\$51.22 (2021) 104.982 Mills Not a part of a metro district	
CAC Reimbursement	The Town of Windsor invested in significant improvements to the interchange of I-25 and Highway 392 to catalyze future development at this interchange. The Town has implemented a Reimbursement to be paid by property owners benefiting from this community investment at the time of development / redevelopment. More information can be obtained at CAC Special Fee (Section 15-15-60 - Zone D and Section 15-15-40).	
Permitted Uses	<ul style="list-style-type: none"> • Drive-thru restaurants • Fast food restaurants • Entertainment facilities/theaters • Fuel sales convenience stores • Grocery/Supermarkets • Restaurants • Lodging / Recreation / Events Centers • Medical center/clinics • Offices/financial • Retail/Big Box • Retail Stores • Schools • Health Clubs • Long-term care / Adult Daycare 	
Municipal Fees	Town of Windsor Fee Schedule	



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NORTHERN COLORADO GROWTH

The site is supremely located in the middle of northern Colorado at the intersection of explosive growth. Many permanent fundamentals contribute to the synergy around the growth of this site and the desirable northern Colorado as a whole.

GROWTH FUNDAMENTALS:

- Fort Collins Loveland Airport
- Recent Industrial/Housing Development (Amazon, Etkin Johnson)
- Highly Educated Workforce and unemployment at 3.1%
- Population Growth
- Budweiser Event Center
- Medical Center of the Rockies
- Regional Shopping - Promenade Shops at Centerra

ACCOLADES

- Fort Collins ranks No. 1 and Greeley ranks No. 4 as 'Best Places to Live in Colorado in 2022'. Bankrate. January, 2022
- Weld County ranks No. 2 and Larimer County ranks No. 5 in population growth. U.S. Census Bureau - August, 2021 [View full article](#)
- Greeley ranks #3 nationwide for one-year population growth rate. U.S. Census Bureau - March, 2020
- Greeley ranks #1 nationwide for growth in jobs and the economy. WalletHub, October, 2018
- Weld County ranks third nationwide for job growth. Bureau of Labor Statistics. March 2018 [View full article](#)
- Johnstown #1, Safest Cities in Colorado. National Council for Home Safety and Security, 2017
- Loveland, ranks #1 for 'The Top 10 Boomtowns of 2015'. www.Smartasset.com. January 2016 [View full article](#)
- Greeley, Fort Collins, Boulder metro areas make 'Best Performing Cities' list. Bizwest. December 2015 [View full article](#)
- Greeley, 'Best Small and Medium-Size Cities for Jobs 2015'. Forbes, June 2015
- Major Tourist Attraction, Rocky Mountain National Park with 4.4 million visitors per year.



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Demographics

CoStar, 2022

	3 Mile	5 Mile	10 Mile
2022 Population	24,970	83,094	335,337
2027 Projected Population	28,466	93,550	372,945
Annual Pop. Growth ('22-'27)	2.8%	2.5%	2.2%
2022 Households	9,229	31,851	133,323
Daytime Population	6,998	44,939	159,497
Avg HH Income	\$147,430	\$125,681	\$99,772

TRAFFIC COUNTS

CDOT, 2021

I-25	89,744 VPD
Highway 392	22,969 VPD

DRIVE TIMES

Fort Collins	18 Minutes
Loveland	23 Minutes
Greeley	36 Minutes
Longmont	40 Minutes
Denver International Airport	57 Minutes
Denver	60 Minutes

MAJOR EMPLOYERS



COLORADO STATE
UNIVERSITY



Banner Health®



WOODWARD



Contact

JASON ELLS, CCIM

Senior Director
+1 970 231 7513
jason.ells@cushwake.com

JARED GOODMAN, CCIM, SIOR

Managing Director
+1 970 267 7723
jared.goodman@cushwake.com

ANNE SPRY

Senior Associate
+1 970 690 0167
anne.spry@cushwake.com

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