

6932

NE FRONTAGE ROAD

WELLINGTON, COLORADO 80549



**CUSHMAN &
WAKEFIELD**

TRACT 1

TRACT 2



43,168 VPD

COMMERCIAL RE-DEVELOPMENT OPPORTUNITY FOR SALE

TRACT 1 (5.901 ACRES) \$1,400,000

TRACT 2 (3.352 ACRES) \$1,125,000

ENTIRE PARCEL (9.253 ACRES) \$2,195,000

// PROPERTY FEATURES



ZONED **O OPEN (LARIMER COUNTY)**
Possible annexation into the town of
Wellington (likely C-1 Community Commercial)



TRACT 1: 5.901 ACRES
Current hay crop



TRACT 2: 3.352 ACRES
Previously occupied by Landscaping Business



SUBSTANTIAL  VISIBILITY
1,300+ linear feet of I-25 frontage



IMMEDIATE  ACCESS
With NE Frontage Road
infrastructure complete



**½ SHARE OF NORTH POUDRE
IRRIGATION STOCK**



GRANDFATHERED WELL
Used for lawn irrigation



ACCESS TO UTILITIES
At/or adjacent to the property

SITUATED IN LARIMER COUNTY WITH POTENTIAL ANNEXATION INTO THE TOWN OF WELLINGTON, THIS PROPERTY BOASTS EXCELLENT CONNECTIVITY AND SUBSTANTIAL TRAFFIC EXPOSURE. WELLINGTON IS A RAPIDLY GROWING COMMUNITY KNOWN FOR ITS FRIENDLY ATMOSPHERE AND PROXIMITY TO FORT COLLINS, PROVIDING A PERFECT BLEND OF SMALL-TOWN CHARM AND ACCESS TO URBAN AMENITIES.



TRACT 1



TRACT 1



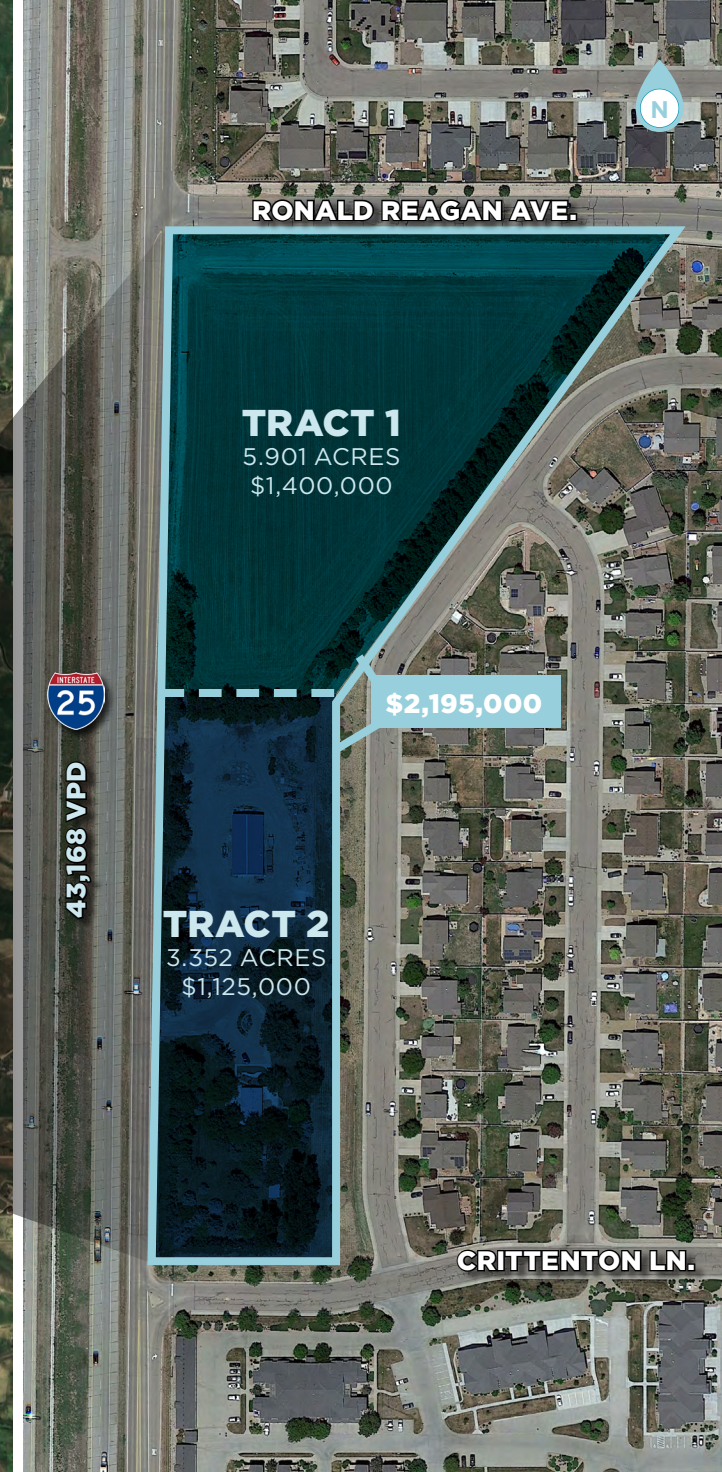
TRACT 2



TRACT 2

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LOCATION



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**CUSHMAN &
WAKEFIELD**

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