



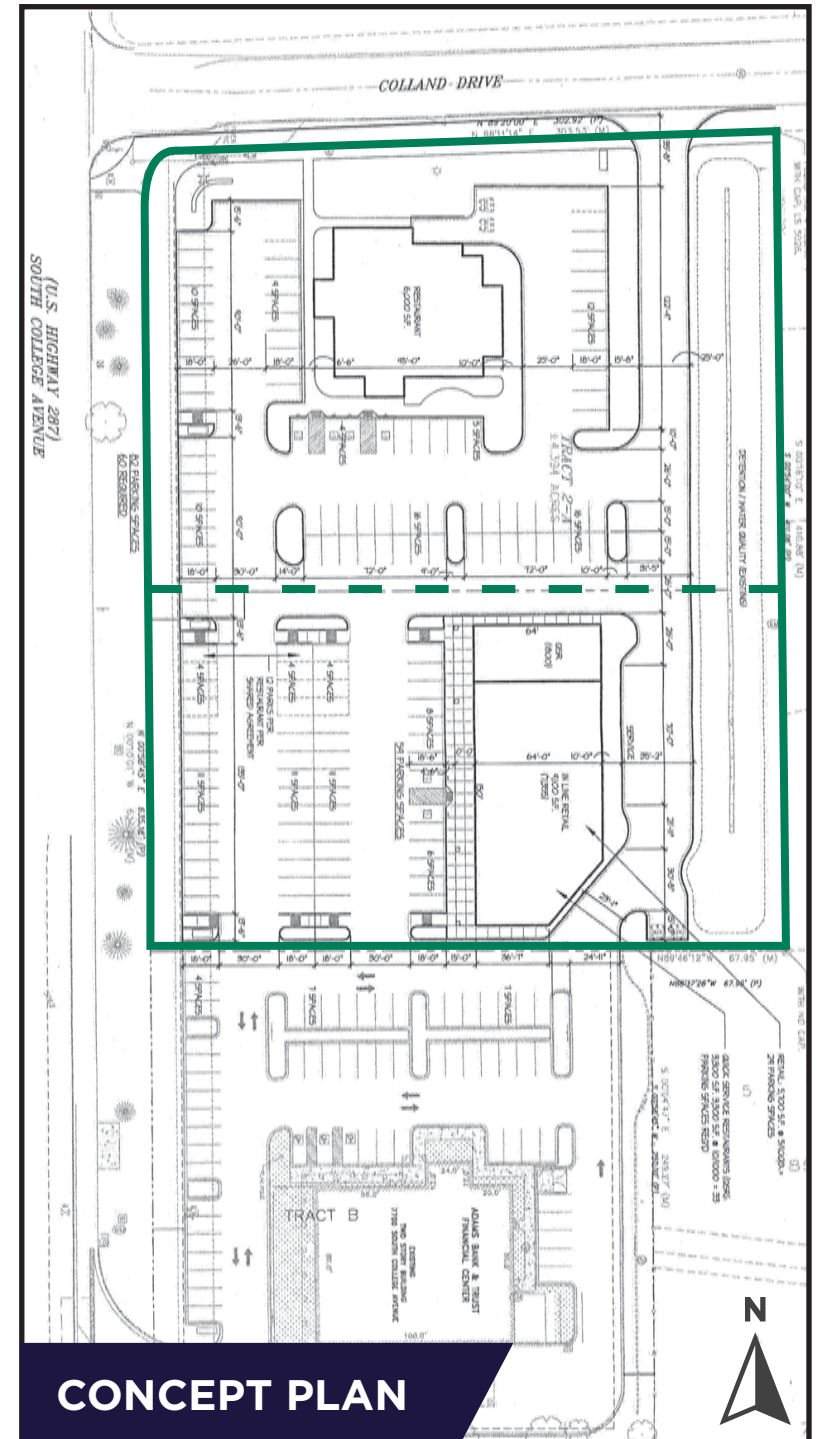
1 - 2.4 ACRES | COMMERCIAL LAND FOR SALE

**7740 & 7760 SOUTH HIGHWAY 287**  
**FORT COLLINS, COLORADO**

**PRICING: \$8.00-\$10.00/SF**







# 7740 & 7760 SOUTH HIGHWAY 287

## FORT COLLINS, COLORADO

### Fort Collins

#### 4th Largest City in Colorado

Fort Collins, one of the healthiest cities in the U.S., boasts award winning schools, beautiful outdoor facilities, and a flourishing arts scene. Additionally, residents can visit any of the unique breweries, shops and restaurants located in the area.

The Fort Collins economy has a mix of manufacturing and service-related businesses. Many high-tech companies have relocated to Fort Collins because of the resources of Colorado State University and its research facilities.

Fort Collins is also home to many small businesses and entrepreneurial ventures. The Larimer Small Business Development Center helps small businesses in the area get started and become profitable while the Northern Colorado Economic Alliance attracts business while stimulating relevant economic opportunity and job growth for the region.

Other factors that attribute to the entrepreneurial climate of Fort Collins are Colorado State University's College of Business and its Institute for Entrepreneurship Center and the Rocky Mountain Innosphere, helping new clean energy, technology, and scientific startup companies get started.

*Source: choosecolorado.com*

### Demographics



Total Population (2023)

**172,250**



Total Households

**69,662**



Per Capita Income

**\$51,493**



Median Age

**32.1**



Total Employees

**91,639**

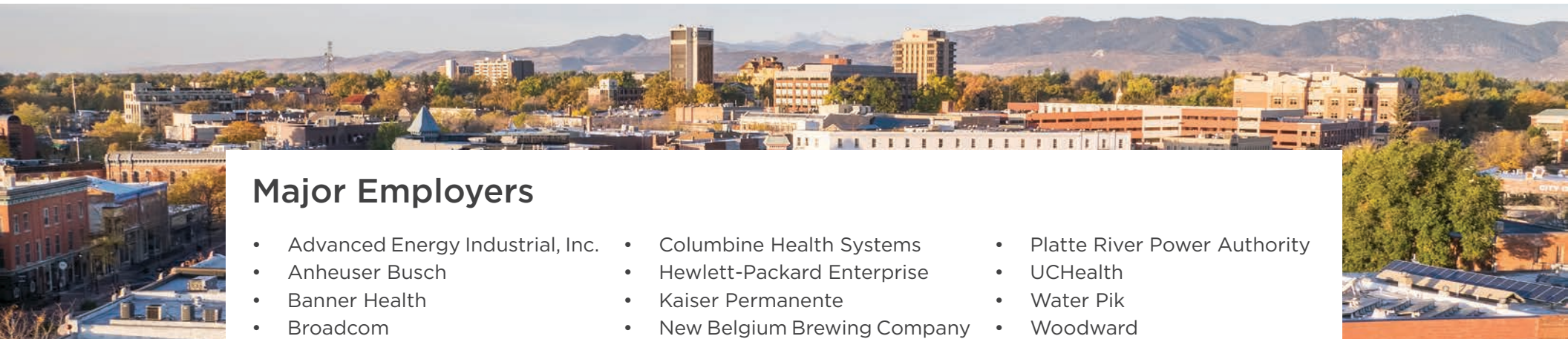


Total Square Miles

**58.47**

### Major Employers

- Advanced Energy Industrial, Inc.
- Anheuser Busch
- Banner Health
- Broadcom
- Colorado State University
- Columbine Health Systems
- Hewlett-Packard Enterprise
- Kaiser Permanente
- New Belgium Brewing Company
- OtterBox
- Platte River Power Authority
- UCHealth
- Water Pik
- Woodward
- Xcel Energy Co.





## Demographics

### 2024 Population (Pop.)

2 Miles:	17,212
5 Miles:	123,257
10 Miles:	345,385

### 2029 Pop. Projection

2 Miles:	18,334
5 Miles:	130,014
10 Miles:	370,903

### Avg. HH Income

2 Miles:	\$121,505
5 Miles:	\$113,626
10 Miles:	\$107,506

SpaPalace  
HOT TUBS BATHS SPA SAUNAS

NOVUS  
glass  
Repair & Replacement

Cedar  
SUPPLY  
Lumber Company  
Fort Collins, Co.

Banner Health

392

7740 & 7760 Highway 287

ADAMS  
BANK & TRUST  
COMMERCIAL BANKING

287

Esh's

Walmart

Crystal Landscape Supplies  
LOCALLY OWNED AND OPERATED

Freddy's  
STEAKBURGERS

Tires LES SCHWAB

## FOR MORE INFORMATION, CONTACT:

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