



392

287

1.35 ACRES

1.06 ACRES

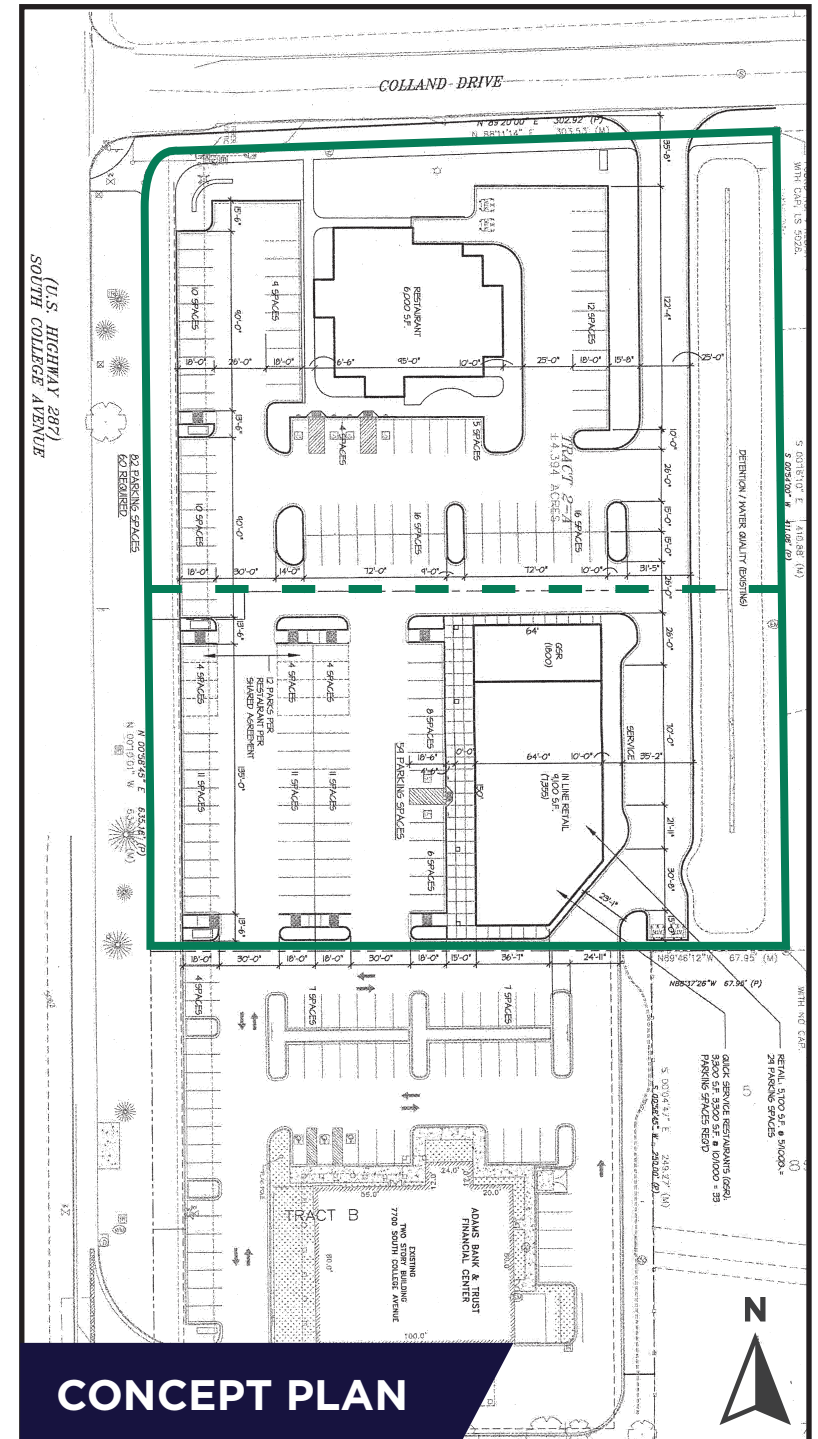
1 - 2.4 ACRES | COMMERCIAL LAND FOR SALE

7740 & 7760 SOUTH HIGHWAY 287
FORT COLLINS, COLORADO

PRICING: \$8.00-\$10.00/SF



**CUSHMAN &
WAKEFIELD**



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



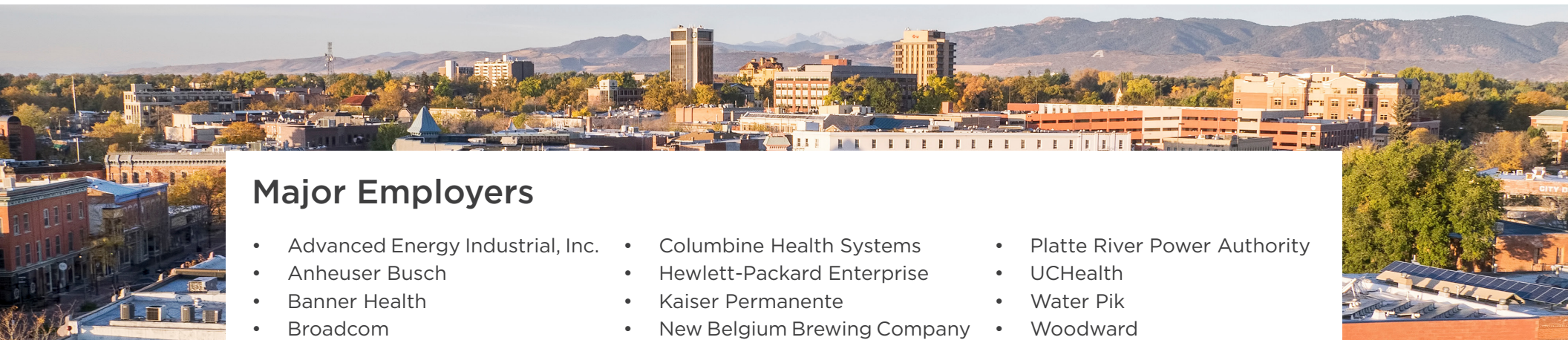
Total Employees

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 • SAUNAS

novus
glass
Repair & Replacement

Cedar
SUPPLY
Lumber Company
Fort Collins, Co.

Banner Health

392

7740 & 7760 Highway 287

ADAMS
BANK & TRUST
COMMERCIAL • RESIDENTIAL

287

Esh's

Walmart

Crystal Landscape Supplies
LOCALLY OWNED AND OPERATED

Freddy's
STEAKBURGERS

Tires LES SCHWAB

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