

104 COUNTY ROAD 32

FORT COLLINS, COLORADO 80525



±5.5 ACRE DEVELOPMENT OPPORTUNITY PRIME FRONTAGE TO HIGHWAY 287

Sale Price: \$1,186,000 (\$4.95/SF)

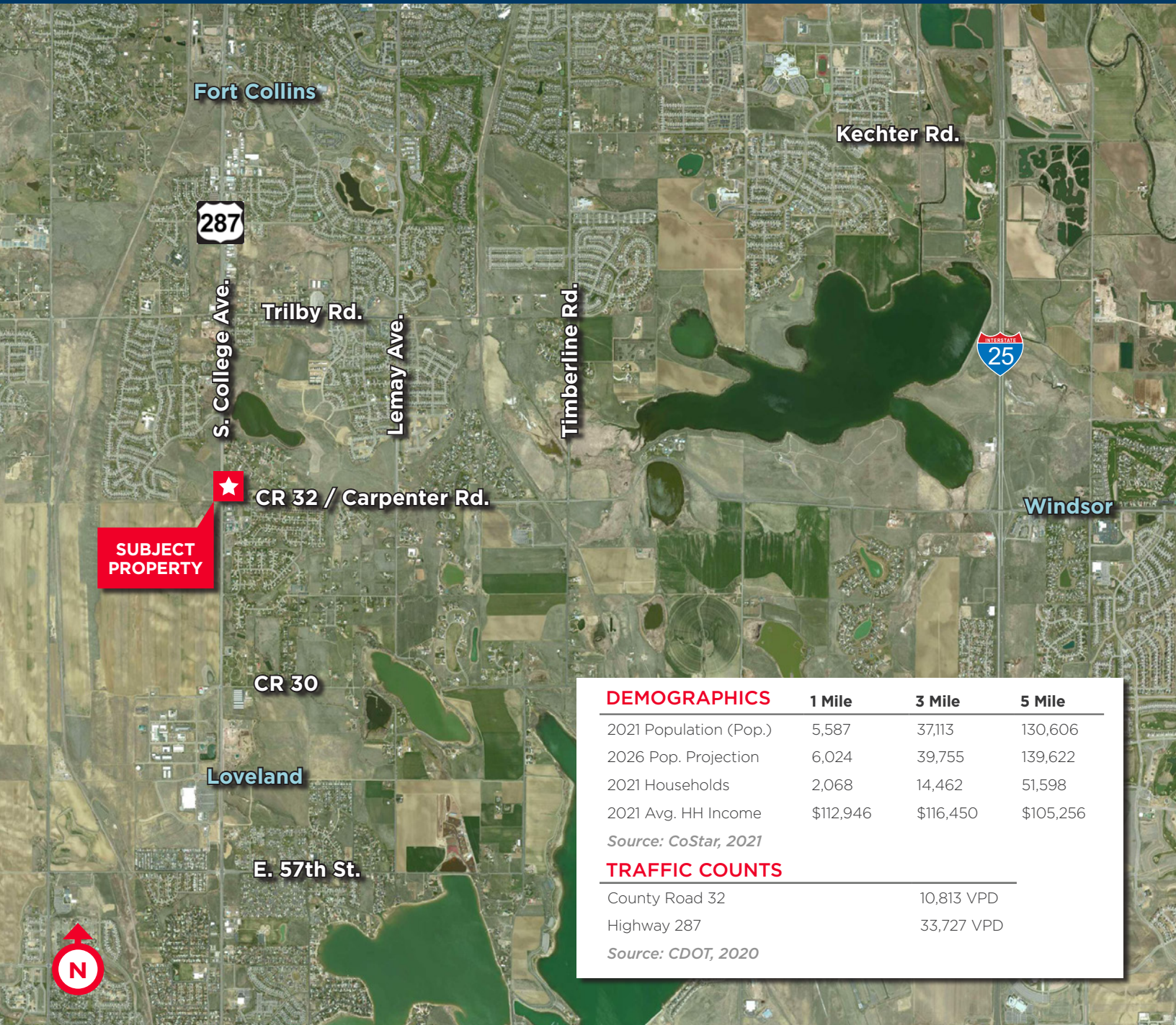
Located at the intersection of Carpenter Road and Highway 287, this site offers a location as a regional transportation hub at the only intersection linking the City of Fort Collins, Loveland and Windsor with I-25 access. This site sits in the City of Fort Collins Growth Management Area (GMA) and is coined as the Southern Gateway into Fort Collins. This property is currently zoned RR-2 in Larimer County. This site offers tremendous upside to an investor, developer, tenant and owner/user looking for a value add play.

PROPERTY HIGHLIGHTS

- Situated at a key south Fort Collins intersection
- Easy access off College Avenue
- Excellent regional location
- RR-2 Zoning

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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2021 Population (Pop.)	5,587	37,113	130,606
2026 Pop. Projection	6,024	39,755	139,622
2021 Households	2,068	14,462	51,598
2021 Avg. HH Income	\$112,946	\$116,450	\$105,256

Source: CoStar, 2021

TRAFFIC COUNTS

County Road 32	10,813 VPD
Highway 287	33,727 VPD

Source: CDOT, 2020

For more information, please contact:

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