



## **±5.5 ACRE DEVELOPMENT OPPORTUNITY PRIME FRONTAGE TO HIGHWAY 287**

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

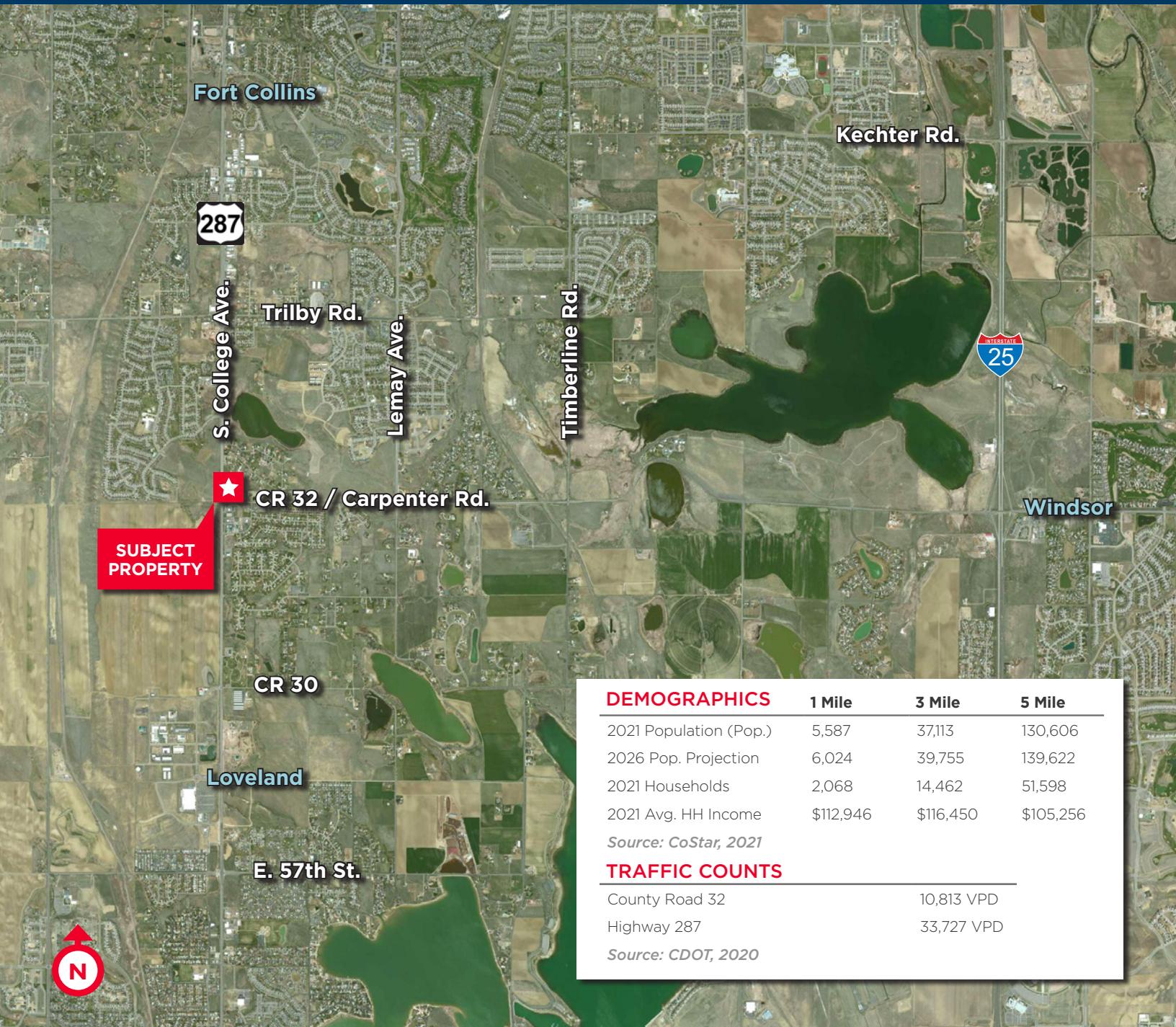
Located at the intersection of Carpenter Road and Highway 287, this site offers a location as a regional transportation hub at the only intersection linking the City of Fort Collins, Loveland and Windsor with I-25 access. This site sits in the City of Fort Collins Growth Management Area (GMA) and is 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

# 104 COUNTY ROAD 32

FORT COLLINS, COLORADO 80525



For more information, please contact:

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