

RETAIL/OFFICE DEVELOPMENT OR BUILD-TO-SUIT OPPORTUNITY

201 EAST HARMONY ROAD

FORT COLLINS, CO 80525

\$1,000,000 PRICE REDUCTION

Prime development or build-to-suit opportunity at the highly visible intersection of Harmony & College Avenue. This location offers excellent exposure and is situated directly across from a busy and established retail and commercial area. The property's close proximity to Fort Collins' extensive bike trail system and public transportation ensures easy access for both employees and customers. Develop this site into a retail or office space that meets your specific business needs in a thriving, accessible location.

APPROVED USES

- Shopping Centers
- Offices, Financial Services, and Clinics
- Veterinary Clinics
- Day Cares
- Multifamily or Townhomes
- Hotels

PROPERTY DETAILS

Sale Price: ~~\$3,500,000~~ \$2,500,000

Land Size: ±4.408 Acres

Buildable Area: ±4.074 Acres

Zoning: Fort Collins—Harmony Corridor
[LINK TO ZONING CODE](#)

*Example retail/office building shown.
Generated with AI.*

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DEVELOPMENT DETAILS

Water District: Fort Collins-Loveland

Sewer District: South Fort Collins Sanitation

Electric: City of Fort Collins

Gas: Xcel Energy

School District: Poudre School District

Current Mill Levy: 97.715



BUILDING PERMIT FEE SCHEDULE
[CLICK HERE](#)



CAPITAL EXPANSION FEES
[CLICK HERE](#)



WATER REQUIREMENTS
[CLICK HERE](#)

Full Due Diligence Documents with Design Plans Available on Request

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ABOUT 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

KEY INDUSTRY CLUSTERS



ADVANCED
MANUFACTURING



HEALTH &
WELLNESS



ENERGY & NATURAL
RESOURCES



FOOD &
AGRICULTURE



TRANSPORTATION &
LOGISTICS

DEMOGRAPHIC HIGHLIGHTS

Fort Collins Region

Source: Esri.



Total Population (2024)

172,581



Total Households

70,117



Median Household Income

\$85,166



Median Age

32.8



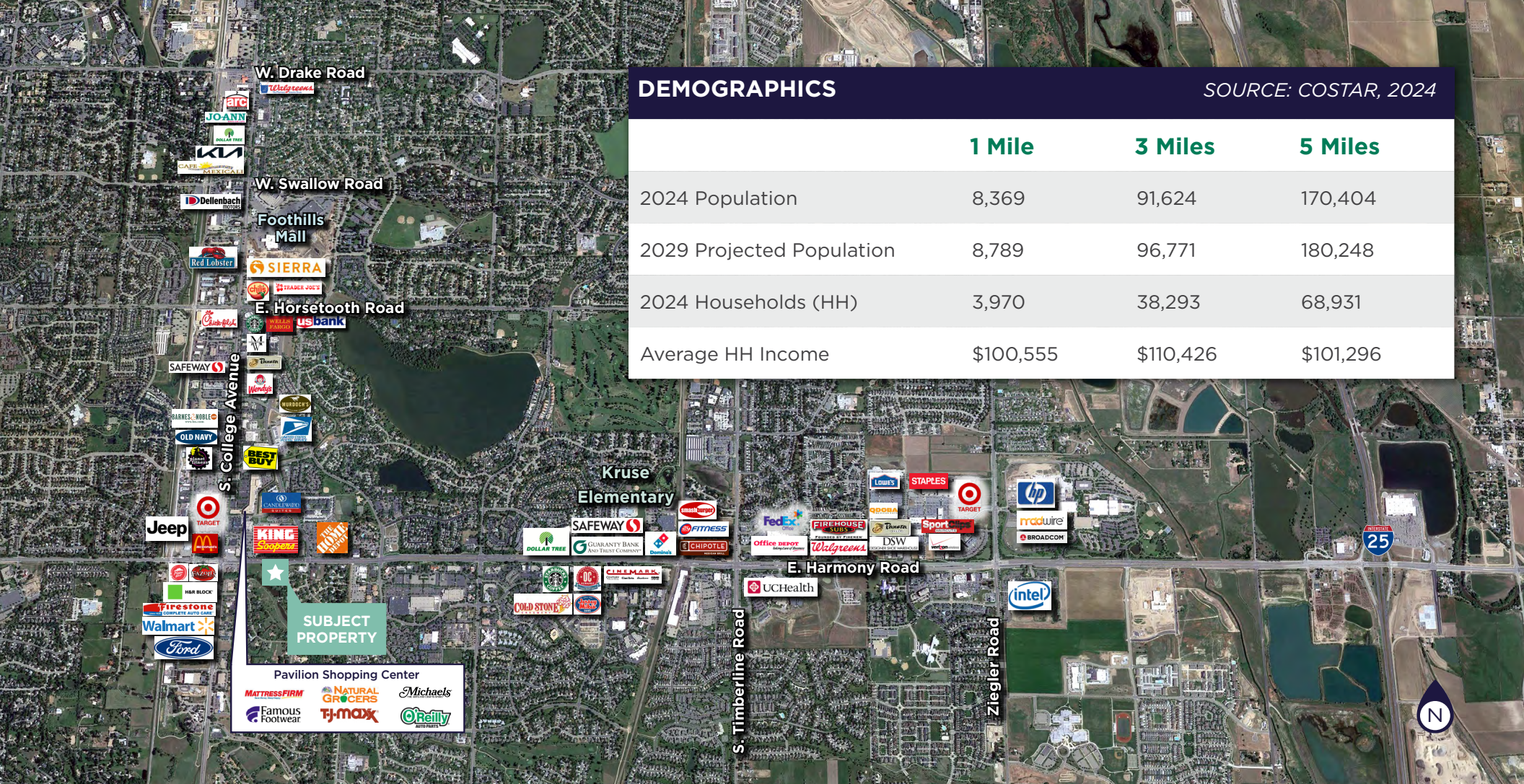
Total Employees

101,363



Total Square Miles

58.47



DEMOGRAPHICS

SOURCE: COSTAR, 2024

	1 Mile	3 Miles	5 Miles
2024 Population	8,369	91,624	170,404
2029 Projected Population	8,789	96,771	180,248
2024 Households (HH)	3,970	38,293	68,931
Average HH Income	\$100,555	\$110,426	\$101,296

FOR MORE INFORMATION, CONTACT:

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