

115 WEST HICKORY STREET

FORT COLLINS, CO 80524



INDUSTRIAL LAND FOR SALE

3.84 Acres (167,342 SF)

Price: \$1,100,000 (\$6.57/SF)



// PROPERTY DETAILS

Strategically located in North Fort Collins—where industrial land is increasingly scarce—this property offers a rare development opportunity and is well suited for a multitenant industrial building.



ACREAGE
3.84 ACRES



SIZE
167,342 SF



PRICE
\$1,100,000 (\$6.57/SF)



ZONING
(CS) SERVICE COMMERCIAL

// PROPERTY HIGHLIGHTS



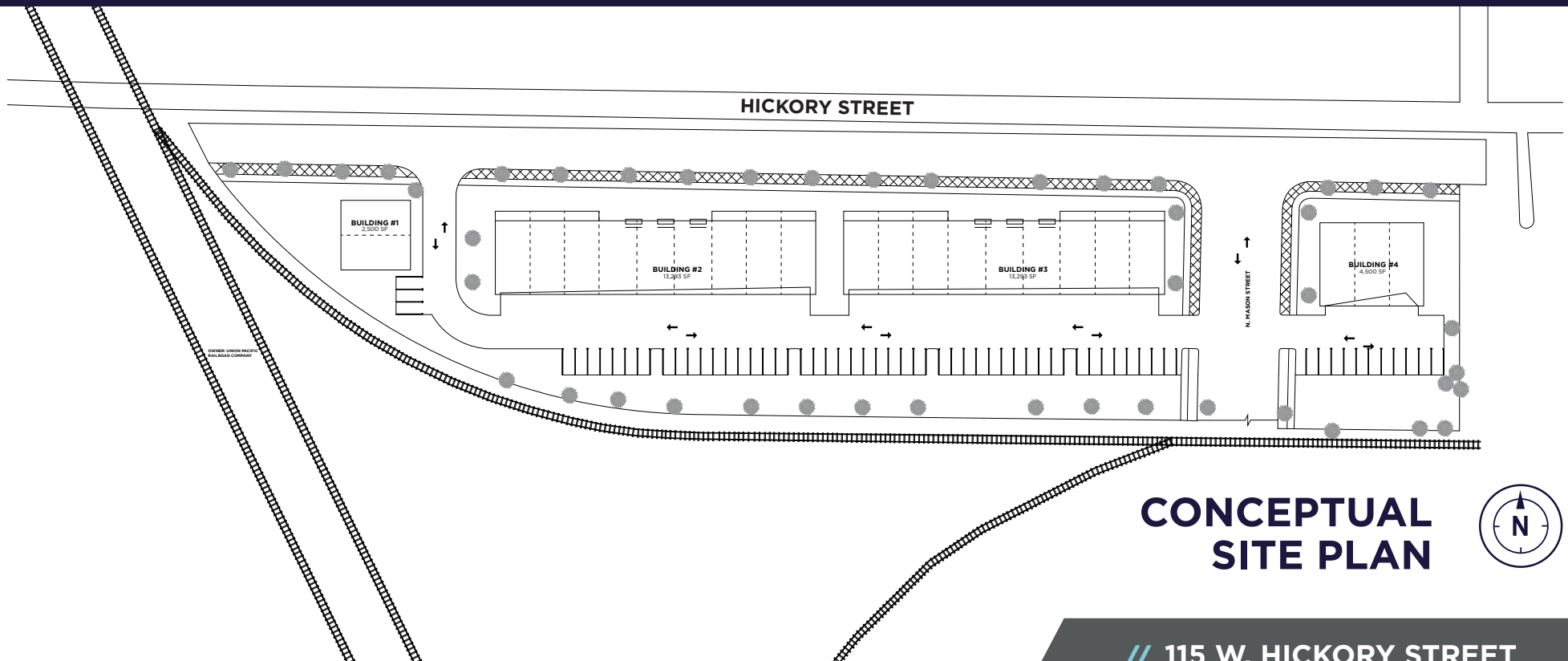
CIVIL DESIGN COMPLETE



**POTENTIAL TAX INCREMENT
FINANCING AVAILABLE**



UTILITY ACCESS



// 3D CONCEPTUAL PLANS



115 WEST HICKORY STREET

Hickory St



Conifer St



Poudre Pet & Feed Supply



N College Ave



ENERGY
INSTITUTE
COLORADO STATE UNIVERSITY

tellus



DEMOGRAPHICS

2025	1 Mile	3 Mile	5 Mile
Total Population	8,637	69,836	135,793
Total Households	3,842	27,268	55,751
Median Household Income	\$63,951	\$65,307	\$75,383
Avg. Household Income	\$95,022	\$95,619	\$103,607

Average Daily Traffic Volume: 15,001 - 50,000

Source: esri

E Suniga Rd

N Lemay Ave

E Vine Dr



9th St



E Lincoln Ave

BROKER CONTACT INFORMATION

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