

FOR SALE

# 104 County Road 32

Lots 1, 2, 3, 4 & 5 / Fort Collins, Colorado 80525



**Prime Frontage to Highway 287**  
**Sale Price: One Acre- \$750,000**  
**Entire Parcel- \$1,875,000**

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. Within the GMA, and if annexed into the City of Fort Collins, the site is slated for Limited Commercial (C-L) zoning. This property is currently zoned Urban Estate in Larimer County. This site offers tremendous upside to an Investor, Developer, Tenant and Owner/User looking for a value add play. *Please see reverse for aerial.*

## Property Features

**Available Size** 1 Acre - 5.37 acres

**Zoning** Residential

## Property Highlights

- Key South Fort Collins intersection
- Access off College Avenue
- Great regional location

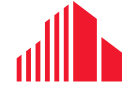
Demographics	Xceligent, 2016		
	1 Mile	3 Miles	5 Miles
Population	2,212	24,170	92,836
Households	920	8,651	34,880
Average HH Income	\$61,366	\$77,288	\$69,465

Traffic Count	City of Fort Collins
Intersection	Vehicles Per Day
County Road 32 and S. College Avenue	37,393

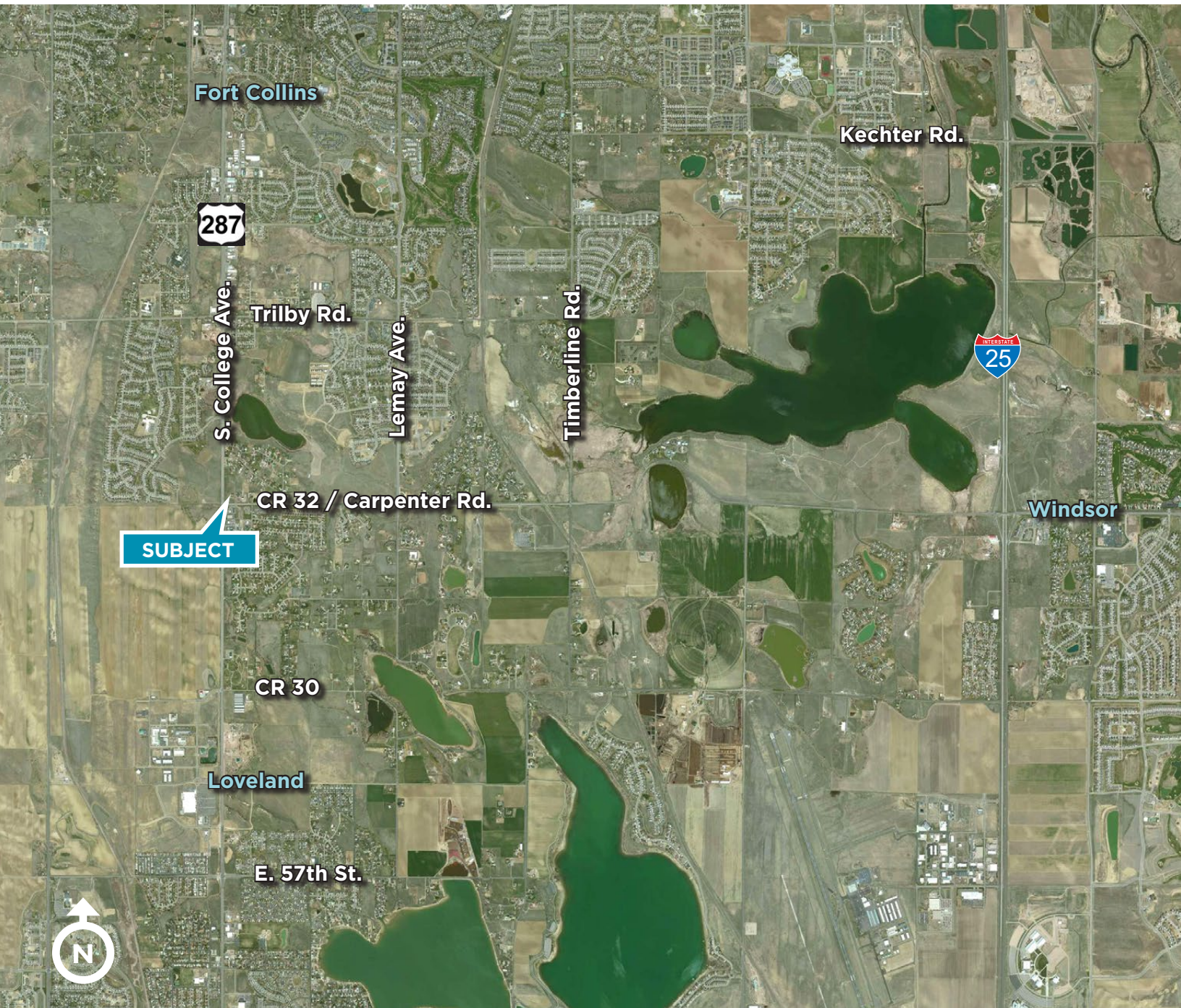
FOR SALE

# 104 County Road 32

Lots 1, 2, 3, 4 & 5 / Fort Collins, Colorado 80525



CUSHMAN &  
WAKEFIELD



For more information, please contact:

**Aki Palmer**  
+1 970 267 7727  
aki.palmer@cushwake.com

772 Whalers Way, Suite 200  
Fort Collins, Colorado 80525

T +1 970 776 3900  
F +1 970 267 7419

[cushmanwakefield.com](http://cushmanwakefield.com)