

# SOUTH FORT COLLINS RETAIL/COMMERCIAL DEVELOPMENT OPPORTUNITY

SOUTHWEST CORNER OF SKYWAY DRIVE AND COLLEGE AVENUE, FORT COLLINS, CO



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# EXECUTIVE SUMMARY

## SOUTHWEST CORNER OF SKYWAY DRIVE & COLLEGE AVENUE, FORT COLLINS, CO

### SITE

This south Fort Collins development site is located along College Avenue (Highway 287) at the southwest corner of the signalized intersection of College Avenue and Skyway Drive. The site is adjacent to a new 706 unit class A, climate controlled self-storage facility just to the west. The site benefits from high visibility along College Avenue (Highway 287), one of the major thoroughfares, leading to downtown Fort Collins and Loveland. Additionally, the site benefits from very close proximity to Harmony Road and numerous restaurants, retailers and amenities.

### AREA INFORMATION

- **LOCATION:** The site is located along College Avenue with quick access to Harmony Road and just minutes from Loveland.
- **POPULATION:** Fort Collins is the largest city in Northern Colorado with a population of approximately 171,000.
- **COLORADO STATE UNIVERSITY ("CSU"):** Enrollment exceeds 33,000 students with approximately 6,700 faculty and staff members and is one of the largest employers in Fort Collins.
- **MAJOR EMPLOYERS:** HP, Intel, Broadcom, Comcast, CSU, Woodward, New Belgium Brewery, Odell Brewing Co., Otter Box, City of Fort Collins, Larimer County, and more.
- **NEARBY AMENITIES:** Extensive dining and entertainment options in south Fort Collins. Fossil Creek Park, Southridge Golf Course, Boyd Lake, and Horsetooth Reservoir are all in close proximity to the site.

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## PROPERTY HIGHLIGHTS

- Highly visible frontage along College Avenue (Highway 287) at signalized intersection.
- Minutes to Harmony Road, Max Transit stop, Fossil Creek Park, Southridge Golf Course, City of Loveland and more.
- Near an abundance of retailers, restaurants, medical, and employment on Harmony Road.
- Quick access to Highway 392 leading to Interstate 25 and Town of Windsor.

## FOR SALE

LAND SIZE	4.41± Acres
SALE PRICE	\$7.41 psf (\$1,424,124)
ZONING	GC - General Commercial (City of Fort Collins)

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# UTILITIES & SITE PLAN

## UTILITY PROVIDERS:

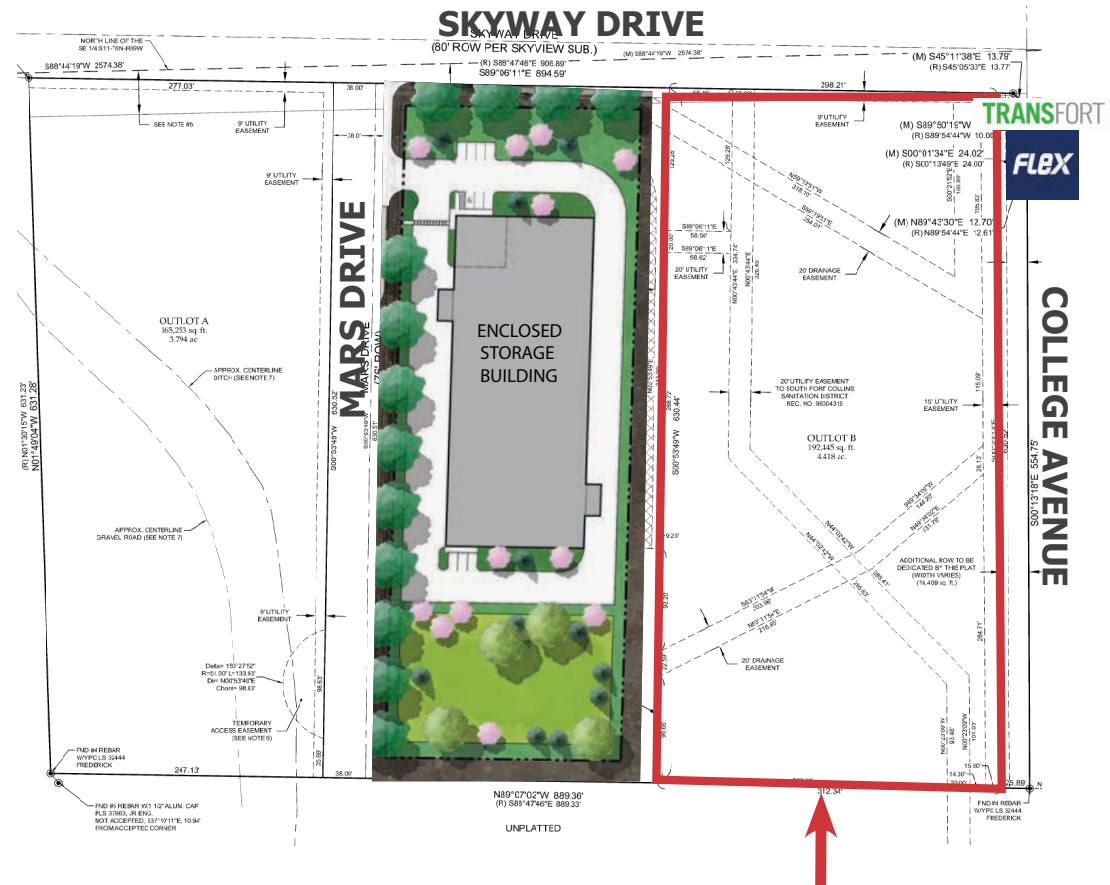
- Water: Fort Collins - Loveland Water
- Sewer: South Fort Collins Sanitation
- Electric: City of Fort Collins
- Natural Gas: Xcel Energy

## UTILITIES, LOCATION, & CAPACITY:

- 6" water line in Skyway Drive
- 14" water line along College Avenue
- 8" sanitary sewer line in Skyway Drive
- 8" sanitary sewer line running south from Skyway Drive

## DRAINAGE EASEMENT:

Buyer may have the option to relocate the drainage easement by piping or relocating it as needed to fit Buyer's site design. (Subject to Buyer verifying.)



Utility Map:  
[click here](#)

Preliminary ALTA Survey:  
[click here](#)

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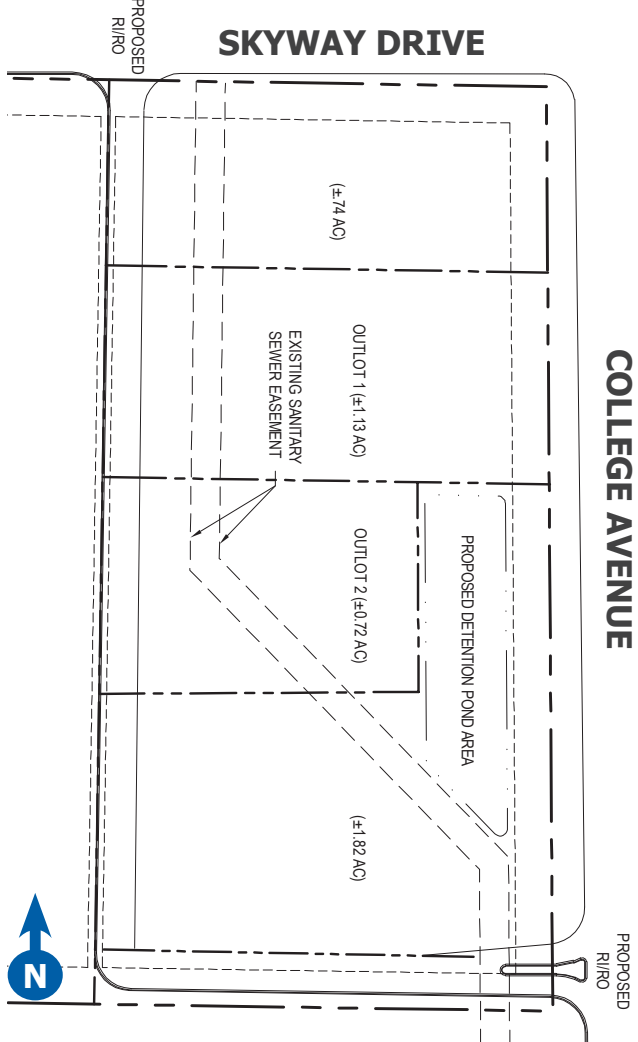
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# AERIAL & CONCEPTUAL SITE PLAN



# CONCEPTUAL SITE PLAN



\*CONCEPTUAL SITE PLAN ABOVE IS BEING USED TO GIVE A SENSE OF POTENTIAL LAYOUT/CONFIGURATION ONLY AND HAS NOT BEEN APPROVED.

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# ZONING & LOCATION MAP

## ZONING: General Commercial - City of Fort Collins

### PERMITTED USES (TYPE 1):

1. Convenience stores with fuel sales
2. Standard restaurants
3. Fast food restaurants
4. Bars and taverns
5. Microbrewery/distillery/winery
6. Multi-family projects which contain fifty (50) dwelling units or less, and seventy-five (75) bedrooms or less
7. Mixed-Use Dwellings
8. Single-family attached dwellings
9. Lodging
10. Retail establishments (under 25,000 sq. ft.)
11. Offices and financial services
12. Medical centers/clinics
13. Health clubs
14. Places of worship or assembly
15. Personal and business services shops
16. Vehicle minor repair; servicing and maintenance establishments
17. Veterinary facilities and small animal clinics
18. Dog day-care facilities
19. Indoor kennels

\*Please note that other uses may be permitted administratively or by Planning and Zoning Board review. Please see the City of Fort Collins Land Use Code for a complete list of these uses and other important zoning standards.

\*\*The maximum building height is four (4) stories.

For a full list of uses and complete Zoning Code: [Click Here](#)

### PERMITTED USES (TYPE 2):

1. Drive-thru restaurants
2. Retail establishments (over 25,000 sq. ft.)
3. Long-term care facilities
4. Multi-family dwellings which contain more than fifty (50) dwelling units, or more than seventy-five (75) bedrooms
5. Vehicle major repair, servicing and maintenance establishments
6. Vehicle and boat sales and leasing establishments with outdoor storage
7. Retail and supply yard establishments with outdoor storage
8. Child care centers
9. Schools – private/vocational colleges
10. Light industrial – no outside storage
11. Hospitals

## LOCATION MAP



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# LOCAL AREA INFORMATION

The economy in Northern Colorado is enriched with a diverse mix of many manufacturing, R&D and service-related fields. Many high-tech companies have relocated here due to the resources of Colorado State University and its prestigious research facilities.

## NOTABLE NORTHERN COLORADO EMPLOYERS:

Agrium	OtterBox
Anheuser Busch	Poudre School District
Banner Health Colorado	Qualfon
Broadcom Ltd.	SCHEELS
Colorado State University	State Farm Insurance
Columbine Health Systems	Swire Coca-Cola, USA
Hach	Tolmar
Hewlett Packard	UCHealth
High Country Beverage	University of Northern Colorado
JBS USA	Vestas Blades America Inc.
Larimer County	Wal-Mart Distribution Center
Leprino Foods	Weld County School District
O-I	Woodward, Inc.

Source: BizWest 2019 Book of Lists

## DEMOGRAPHICS:

	1-MILE	3-MILES	5-MILES
2019 Est. Population	6,349	56,241	146,478
2024 Projected Population	6,697	60,389	157,395
2019 Est. Avg. HH Income	\$120,018	\$108,347	\$96,210
Median Age	37.7	36.7	34.4
Daytime Employment	2,150	31,914	65,249

Source: Site To Do Business, February, 2020

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## MARKET DATA:

Fort Collins, with a population of approximately 171,000 is known nationally for its high quality life. Home to Colorado State University with more than 33,000 students and approximately 6,700± employees. Colorado State University is a significant employer and contributes greatly to the vibrancy of the local economy by providing jobs, and an educated, well compensated, workforce.

## UNEMPLOYMENT RATES:

DECEMBER, 2019

FORT COLLINS **2.2%** COLORADO **2.5%** US **3.5%**

Source: [www.deptofnumbers.com/unemployment/colorado](http://www.deptofnumbers.com/unemployment/colorado)

## COMMUNITY ACCOLADES:

Fort Collins is consistently recognized on "top" and "best" of lists:

- No. 4 Best Housing Markets for Growth and Stability in 2019: SmartAsset - Jul 2019
- No. 4 Best U.S. Cities to Raise a Family: MarketWatch - April 2019
- No. 5 Best Performing Cities: Milken Institute - Jan 2018
- 2nd Best Cities for Small Business Owners: ValuePenguin - Feb 2017
- No. 4 Community in Overall Well-Being, 2014-2015: Gallup Healthways - Feb 2016
- Top 3 Digital City: Govtech.com - Nov 2015
- Top 10 Best Metros for Female Entrepreneurs: Forbes - Oct 2015
- Ranked No. 4 Next Top 10 Cities for Tech Jobs: Fast Company - Jul 2015
- No. 3 "50 Best College Towns to Live in Forever" list: College Ranker - Mar 2015
- 10 Great College Towns to Retire To: Kiplinger - Sep 2014
- America's Most Satisfied City: Time - May 2014



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