

An aerial photograph of Fort Collins, Colorado, showing a mix of residential neighborhoods, green fields, and a large body of water in the upper right. A specific area is highlighted with a yellow square containing a white star, and a blue box with the word 'SITE' in white capital letters points to this location. The site is situated near a major road and a residential area.

**SITE**

**For Sale  
Vacant Land Site  
+/- 2.33 Acres**

111 East County Rd 32, Fort Collins, CO 80525  
203 East County Road 32, Fort Collins, CO 80525



# Central Location between Fort Collins & Loveland

- Just off College Avenue at Carpenter Road (East County Road 32)
- Commercial opportunities: Primarily a residential area and underserved from a commercial prospective, thus, opportunity exists to develop more amenities
- Zoning: CC (Commercial Corridor)
- 2.327 acres (101,367 land square feet “LSF”)
- Gently sloping from the south to the north
- Schedule Numbers: 1513796 & 1513788
- Larimer County Parcel Numbers: 9624220003 & 9624220002
- (Abbreviated) Legal Description: & LOTS 2-A & 3-A, AMD PLAT OF LOTS 1, 2, 3, AND 13, COLLAND CENTER 3RD FIL





# JULY 2022

- **Population:** 172,321
- **Population Gain (2000-2020):** 68%
- **Median Age:** 29 years old
- **Median Home Price:** \$585,000\*  
(Denver Median = \$643,000)
- **Average Family Size:** 3.5 persons
- **Education Level:** Four or more years of college: 56% of residents
- **Unemployment Rate:** 3%

\*Per Zillow and City of Fort Collins

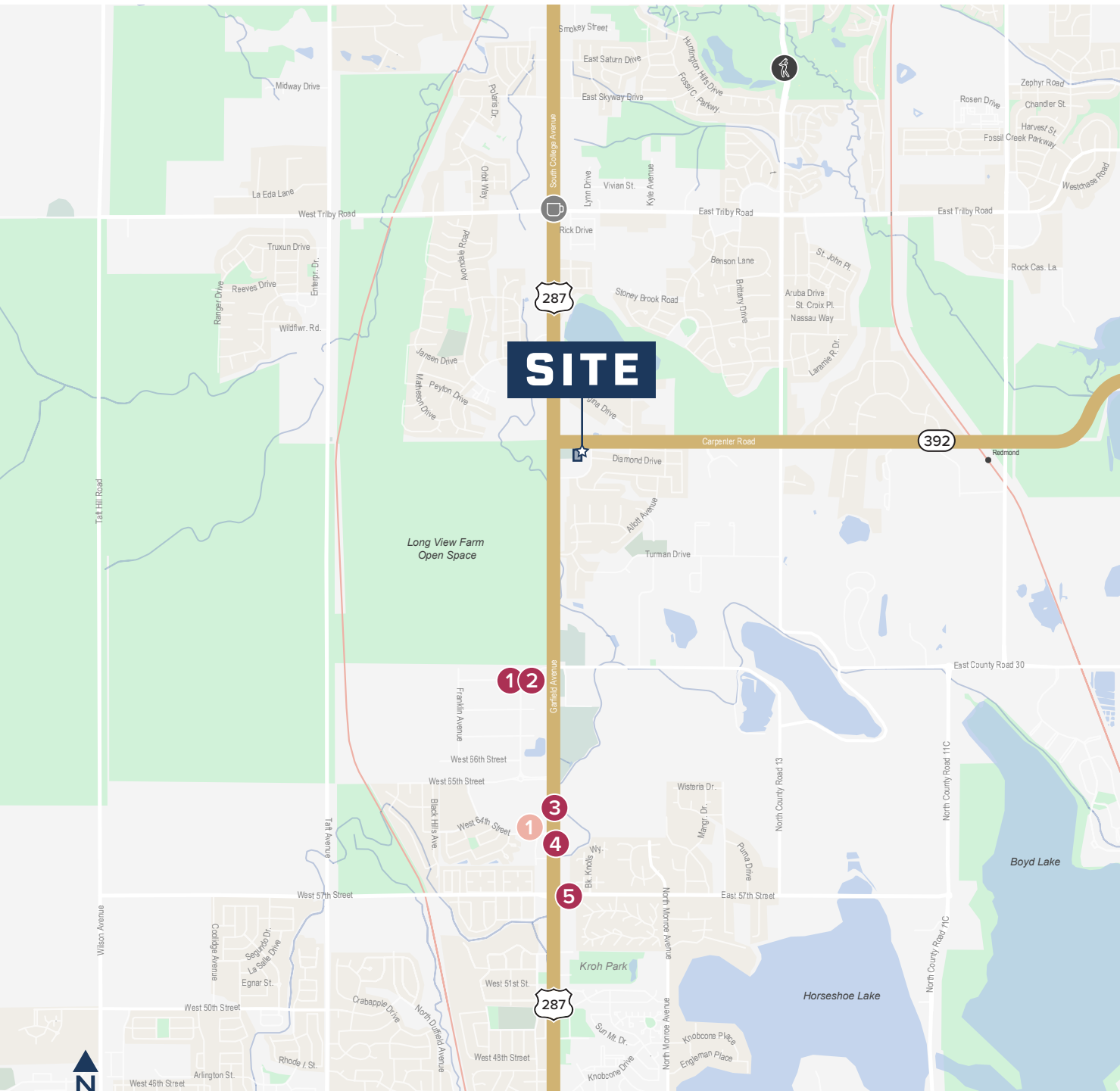
## AMENITIES

### RESTAURANTS

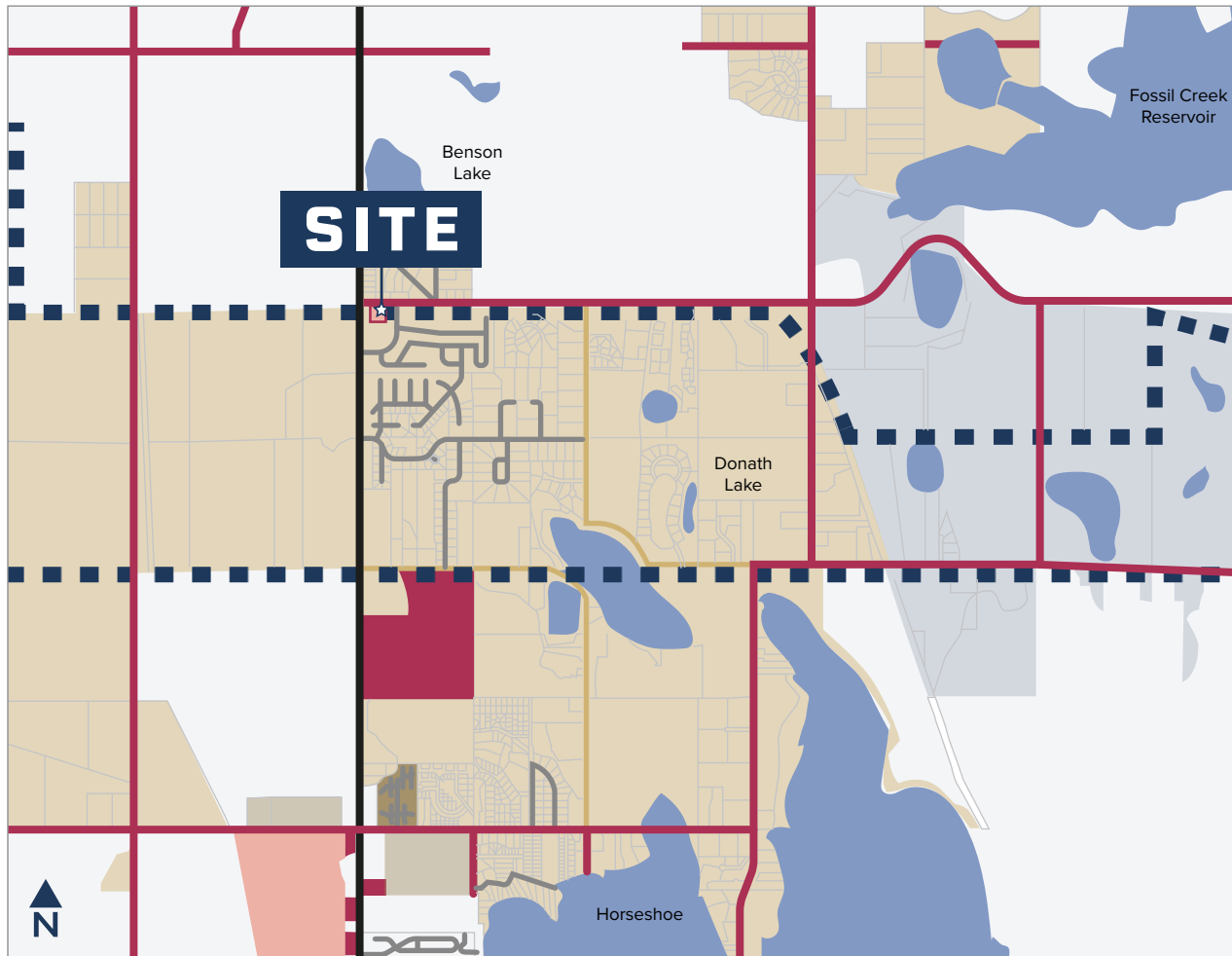
1. Esh's Grocery Market
2. Serious Texas BBQ Loveland
3. Taco Bell
4. Freddy's Frozen Custard & Steakburgers
5. Burger King

### SHOPPING

1. Walmart Supercenter



# CC [Commercial Corridor] Zoning



## Potential Allowable Uses Include\*:

- Retail <sup>R</sup>
- Wholesale <sup>R</sup>
- Assisted Living Facility <sup>SP</sup>
- Indoor Community Facility <sup>SP</sup>
- Day Care <sup>SP</sup>
- Private School <sup>SP</sup>
- Healthcare <sup>SP</sup>
- Hospital <sup>SP</sup>
- Medical, Dental, Rehab <sup>SP</sup>
- Garden Supply <sup>SP</sup>
- Indoor Vet Clinic <sup>SP</sup>
- Bars, Microbrewery, Restaurants <sup>SP</sup>
- Hotel or Motel <sup>SP</sup>
- Banks, Financial Institutions <sup>SP</sup>
- Professional Offices <sup>SP</sup>
- Instruction or Personal Services <sup>SP</sup>
- Vehicle Fuel Sales, Wash & Repair <sup>SP</sup>
- Storage and Warehousing <sup>SP</sup>
- For Other Uses, please see Larimer County Table of Allowed Principal Uses – 3.2.7

\* Per the Larimer Development Code, all of the above uses are considered Allowed by Right, Site Plan (SP), Administrative Special Review (ASR) or Special Review (SR), therefore some of these may have limited restrictions.





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