



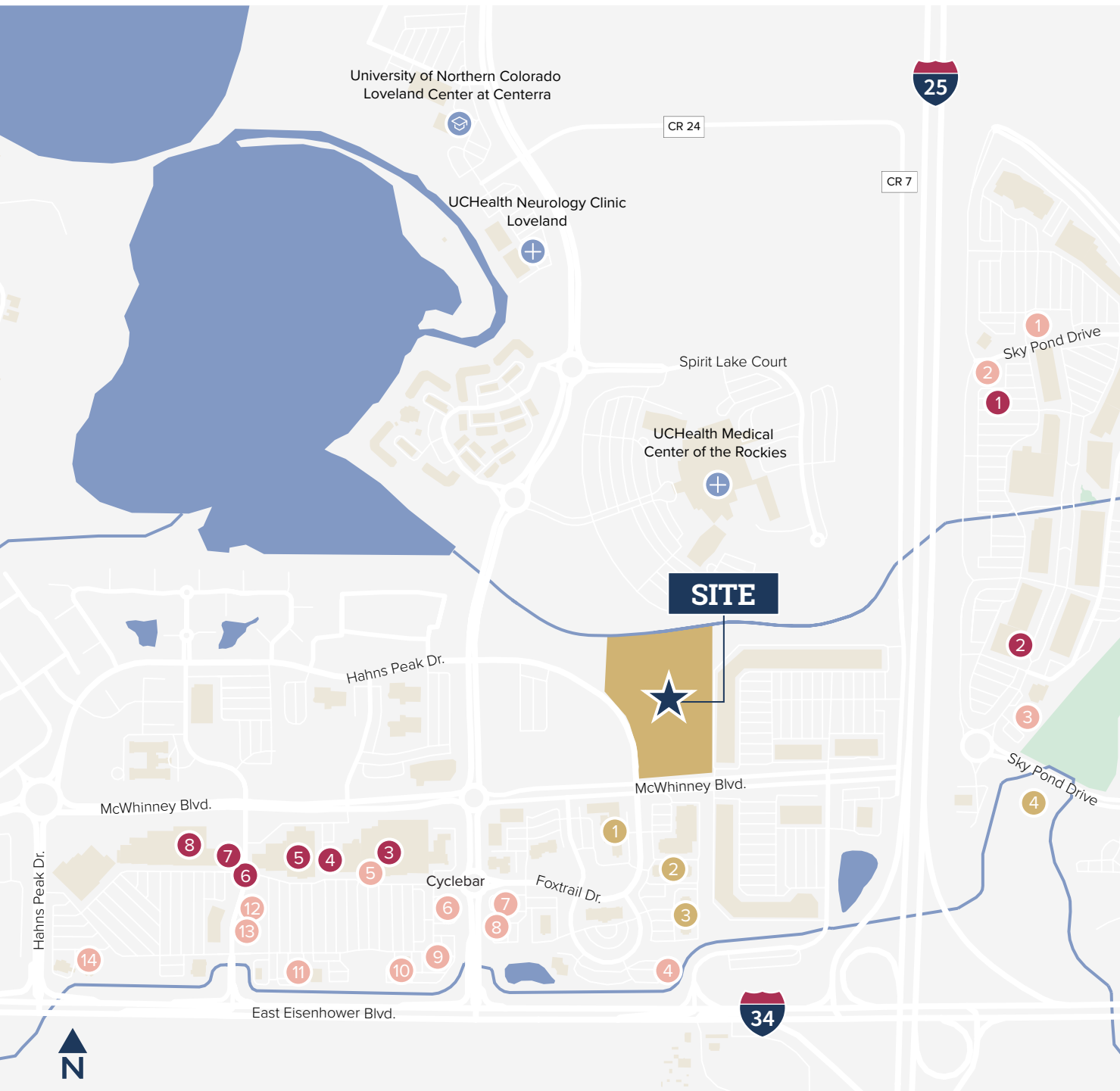
**For Sale
Vacant Land Site
10 Acres**

**Parcel A, Tract B
McWhinney - 17th Subdivision
Loveland, CO 80538**

One of the best remaining lots in Centerra

- Just south of the UCHealth Medical Center and adjacent to the Outlets at Loveland
- Abundant amenities within walking distance
- Walking paths nearby and close to Equalizer Lake
- Planned Unit Development Zoning (Gateway P-12 PUD)
- 9.99 acres (435,535 land square feet “LSF”)
- Flat, developable lot with great access to Highway 34 & I-25
- Schedule Number: 1658759
- Larimer County Parcel Number: 8510334002
- Account Number R1658759
- (Abbreviated) Legal Description: TRACT B, BLK 1, MCWHINNEY SEVENTEENTH SUB, LOV (20150047805); LESS POR TO ROW PER DED @ 20180026637





AMENITIES



RESTAURANTS

1. Rock Bottom Restaurant & Brewery
2. Red Robin Gourmet Burgers and Breads
3. P.F. Chang's
4. IHOP
5. Starbucks
6. Wendy's
7. McDonald's
8. Taco Bell
9. Chili's Grill & Bar
10. Pinocchio's Casual Italian
11. Chick-fil-A
12. Noodles and Company
13. Panera Bread
14. Old Chicago



SHOPPING

1. The Promenade Shops at Centerra
2. Barnes & Noble
3. Target
4. Dollar Tree
5. Sportsman's Warehouse
6. Centerra Marketplace
7. Five Below
8. Marshalls



HOTELS

1. Residence Inn by Marriott Loveland Fort Collins
2. Fairfield Inn & Suites by Marriott Loveland Fort Collins
3. Hampton Inn Loveland
4. Courtyard by Marriott - Loveland

Northern Colorado Demographics



SITE

McWhinny Blvd.

34

25

Centerra Pkwy

Sky Pond Dr

- Population: 78,282
- Population Gain (2000-2020): 51%
- Average Age: 39 years young
- Median Home Price: \$529,000*
(Denver Median = \$643,000)
- Bachelor's Degree or Higher: 37%
- Labor Force Participation: 65%
- Unemployment Rate: 4.3%
- Average Household Income: \$84,000
- July 2022

* Per Zillow

Gateway Planned Unit Development

P-12 Zoning

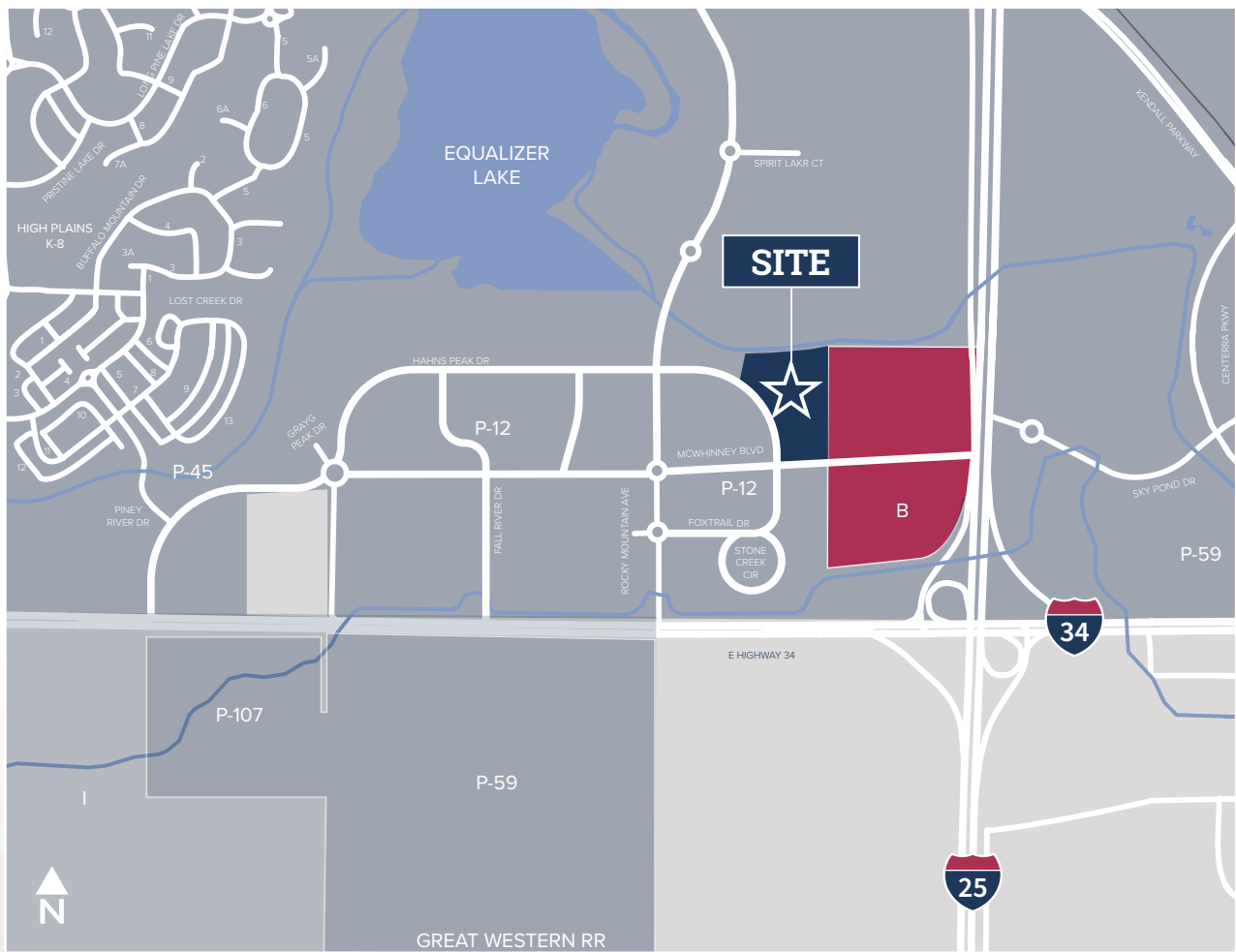
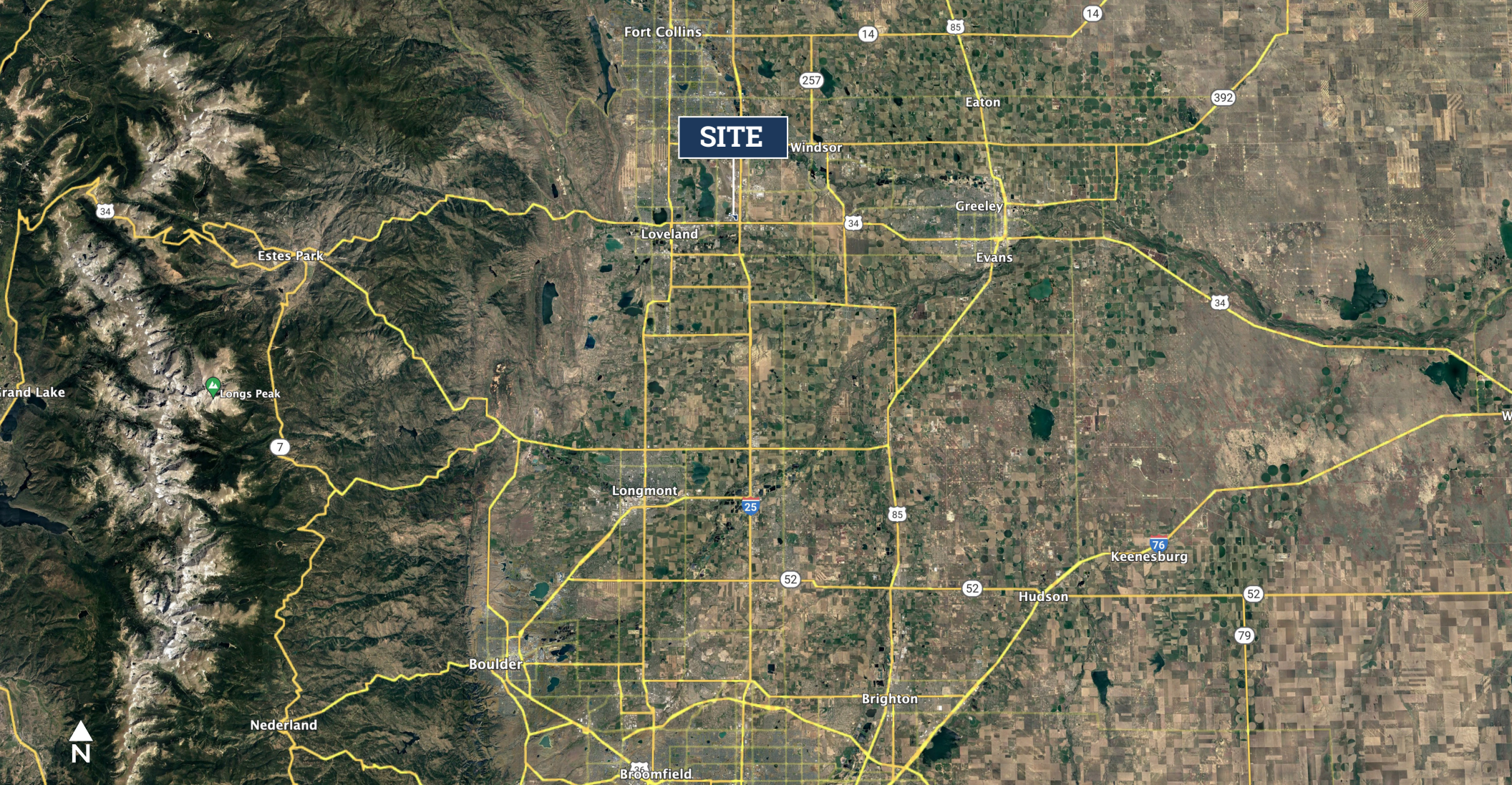


Table 18.02.01
Loveland Zones

Zone Classification/ Name	Abbreviation	Character	Purposes
Planned Unit Development	PUD	Varies	<ul style="list-style-type: none"> To provide for procedures by which land areas in the City can be uniquely zoned and developed to meet the needs of the City, property owners, residents and developers. To encourage flexibility and innovative design of residential, commercial or industrial development, and to provide an alternative to compliance with conventional zoning and subdivision regulations. To exercise all powers authorized by the Planned Unit Development Act of 1972, C.R.S. 24-67-101 to -108, and to that end, the powers and duties therein granted to municipalities are incorporated herein by this reference as if set forth fully.

*Call Listing Agents for more details regarding this PUD Zone district and permissible uses.



For details, please call :

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Banner Health

