

SELLER FINANCING AVAILABLE!

FORT COLLINS



WINDSOR



INTERCHANGE DEVELOPMENT LAND

7795 / 7801 SW FRONTAGE ROAD | FORT COLLINS, CO

39.78 ACRES FOR SALE SALE PRICE \$7,500,000 \$4.33/SF

MAY BE DEMISED | 29.78 ACRES SALE PRICE \$5,625,000 | 10 ACRES SALE PRICE \$1,875,000

CBRE

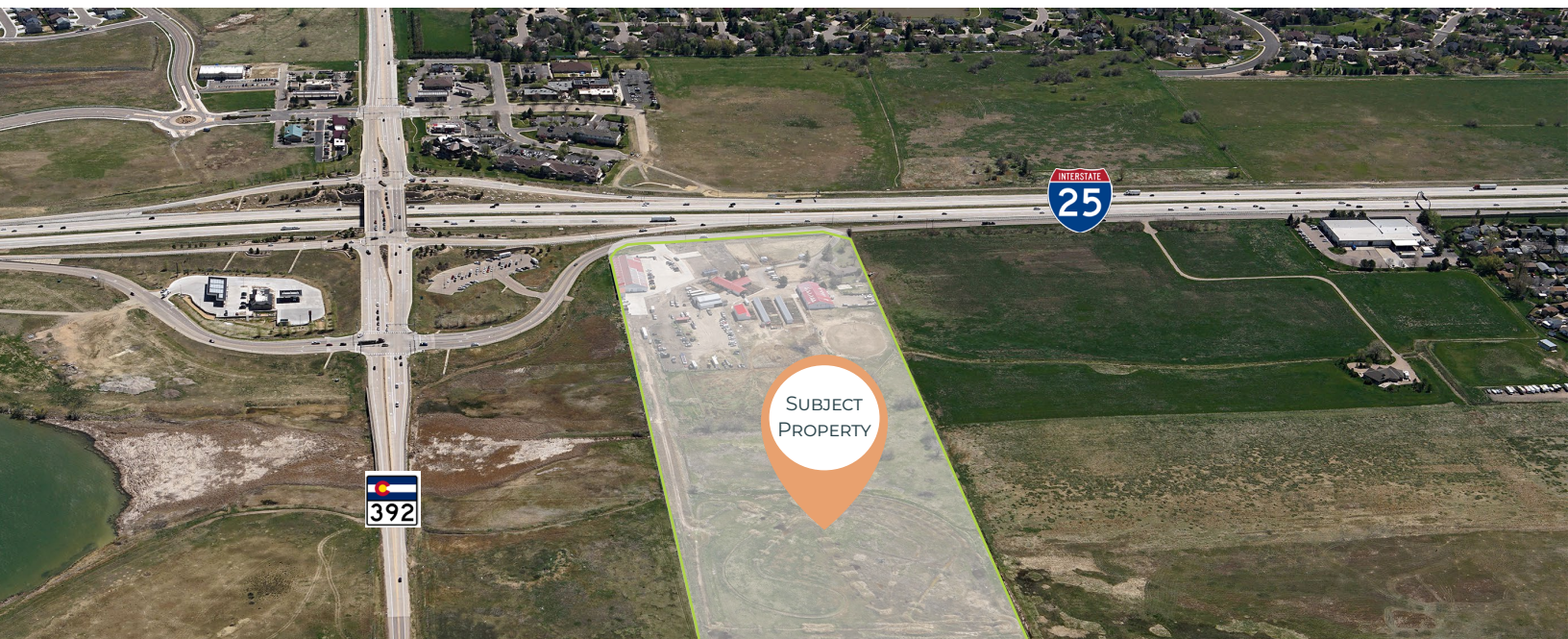
FOR SALE

INTERCHANGE DEVELOPMENT LAND

PROPERTY INFORMATION SUMMARY

Town	Annexed into City of Fort Collins	
Subdivision	Fossil Creek Farm MLD	
Zoning	CG - General Commercial (City of Fort Collins); CAC I-25/SH 392 Corridor Activity Center	
Building	Various structures on property totaling 37,708 SF of building space	
Land	39.78 acres. May be demised into 2 parcels: 29.78 acres or 10 acres	
Electric	Poudre Valley REA	
Gas	Xcel	
Sewer	Septic Sewer. South Fort Collins Sanitation District	
Water	Fort Collins/Loveland Water District	
Property Taxes	7801 SW Frontage Rd Parcel 8622247701: \$10,464.64	7795 SW Frontage Rd. Parcel 8622247702: \$36,738.06
CAC Reimbursement	Reimbursement to the CAC for enhancements made to the interchange: Zone B: \$128,810; Zone C: \$88,444; The value enhancement fees will be assessed based on developable land area per square foot at the time the sites are developed or redeveloped.	
Permitted Uses	Mixed-use dwellings Hospitals & Medical Centers Schools - private/vocational/colleges Lodging Retail Health Clubs	Entertainment Drive-Thru Restaurants Grocery Convenience Stores w/fuel Offices Group homes

[Click for more information regarding Permitted Uses.](#)



FOR SALE

INTERCHANGE DEVELOPMENT LAND



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
CBRE ESRI 2026			
Population 2025	27,841	103,552	356,743
Population 2030	29,801	112,675	378,828
Annual Pop. Growth ('25-'30)	1.63%	1.70%	1.21%
2025 Households	10,049	39,928	142,765
Daytime Population	24,662	109,946	364,636
Avg. HH Income	\$190,398	\$154,274	\$123,312

TRAFFIC COUNTS	CDOT 2025
I-25 N/O SH 392 - 2 way NB/SB	85,000
I-25 S/O SH 392 - 2 way NB/SB	84,327
SH 392 W/O I-25 W Frontage Road 2 way EB/WB	20,968
SH 392 E/O I-25 2 way EB/WB	24,070

DRIVE TIME FROM PROPERTY	
Cheyenne	47 min (48.7 mi) via I-25 N
Fort Collins	19 min (11.8 mi) via I-25 N
Windsor	12 min (5.3 mi) via CO 392 E
Greeley	33 min (19 mi) via CO 392 E
Loveland	16 min (10.3 mi) via I-25 S and E Eisenhower Blvd/E US 34
Denver International Airport	52 min (54.7 mi) via I-25 S and E 470 S
Denver	60 min (51.9 mi) via I-25 S

MAJOR EMPLOYERS



FOR SALE

INTERCHANGE DEVELOPMENT LAND

NORTHERN COLORADO PRIMED FOR CONTINUED COMMERCIAL GROWTH

With maximum visibility on I-25 near the burgeoning communities of Fort Collins and Windsor, this site is central to several major new developments including the new Amazon facility less than 1 mile to the South, Northern Colorado Regional Airport's expanding operations, medical facilities, retail and more.

Growth Fundamentals:

- Northern Colorado Regional Airport
- Budweiser Event Center
- Medical Center of the Rockies and VA Hospital
- Retail - Promenade Shops at Centerra, 2534, Loveland Yards, Amazon (3,000,000sf)
- New Housing Development on NE corner of I-25 and Hwy 392 adding 260 homes and another 39 acres of multi-family.

ACCOLADES

- Fort Collins ranks No. 1 and Greeley ranks No. 4 as "Best Places to live in Colorado in 2022". Bankrate. January 2022
- Fort Collins received a 2022 EDIE Award from the Economic Development Council of Colorado (EDCC) [Full Article](#)
- Greeley ranks No. 3 nationwide for one-year population growth rate. U.S. Census Bureau - March 2020
- Greeley ranks No. 4 as the fastest growing Metro area in Colorado. U.S. Census Bureau - March 2020
- Greeley ranks No. 1 nationwide for growth in jobs and the economy. Wallet Hub - October 2018
- Greeley ranks No. 6 for best cities in the 2020 for first time home buyers. Wallet Hub 2020
- Weld County ranks No. 3 nationwide for job growth. Bureau of Labor Statistics - March 2019 [View full Article](#)
- Weld County ranks No. 2 and Larimer County ranks No. 5 in population growth. U.S. Census Bureau - August 2021 [View Full Article](#)
- Loveland Foundry (a multi-block mixed-use redevelopment) won the 2020 Governor's Award for Downtown Excellence.
- Loveland ranks No. 1 for top 10 Boomtowns of 2015. SmartAsset - January 2016. [Read full Article](#)
- Johnstown ranks No. 1 for Safest Cities in Colorado. National Council for Home Safety and Security, 2017
- Major Tourist Attraction - Rocky Mountain National Park with 4.4 million



INTERCHANGE DEVELOPMENT LAND

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CENTERRA

LY

Budweiser
EVENTS CENTER

amazon

LOVELAND

SUBJECT
PROPERTY

WINDSOR

392

SH 392 W/O I-25 W Frontage Road 2 way EB/WB 20,968 VPD
SH 392 E/OI-25 2 way EB/WB 24,070 VPD

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