

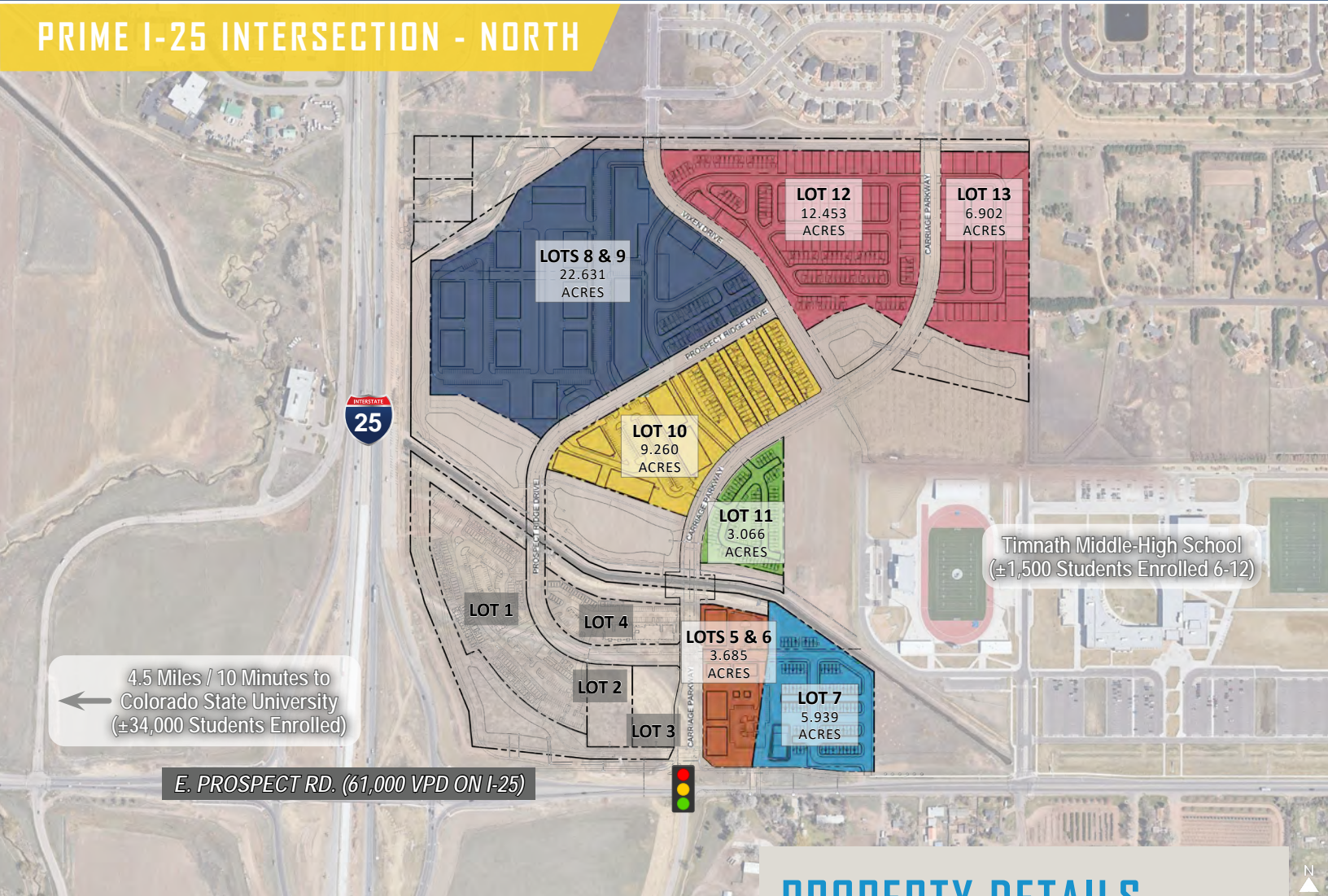
PROSPECT RIDGE

NEC I-25 & PROSPECT ROAD, FORT COLLINS, CO 80525



TREVEY
COMMERCIAL

PRIME I-25 INTERSECTION - NORTH



PROPERTY FEATURES

- Pad Sites Available Ranging from 1.4 AC - 22.631 AC
- Infrastructure / Improvements Under Construction
- Multi-Family Site Approved for 226 Units
- Located in New Prospect Ridge Mixed-Use Community, City of Fort Collins' Newest Gateway Project
- Newly Constructed Prospect Interchange at I-25
- Positioned East of Fort Collins & CSU with Excellent Access and Visibility to / from I-25
- Signalized Intersection at Prospect Rd. & Carriage Rd.
- Surrounded by Multiple New Developments and Adjacent to Timnath Middle-High School & Stadium
- **Contact Broker for Pricing Guidance**

PROPERTY DETAILS

Lot #	AC	Land Use	Availability
5 & 6	3.685 AC	43,400 SF Retail 1,200 SF Kiosks	Sale / Lease / BTS
7	5.939 AC	74 Micro-Units	Sale
8 & 9	22.631 AC	31 Townhomes 16,800 SF Live Work 150,400 SF Industrial 46,000 SF Central Market 42,600 SF Incubator 1,000 SF Transit Oriented Use	Sale / BTS
10	9.26 AC	67 Townhomes 134 Apartments 66,400 SF Retail 10,100 SF Transit Oriented Use	Sale
11	3.066 AC	75 Micro-Units	Sale
12 & 13	19.355 AC	31 Single Family Lots 72 Tealights 84 Townhomes 13,200 SF Live Work	Sale
1	6.8 AC	Multi-Family	Click here for brochure
2	1.4 AC	Retail	For Sale
3	1.4 AC	Retail	Under Contract
4	2.4 AC	Retail / Condo	Click here for brochure

CONCEPTUAL LAYOUT



SITE LOCATION & STATISTICS



TRAFFIC DATA

Vehicles Per Day (VPD)

Approx. 43,000 VPD on I-25 & E. Mulberry St.
Approx. 61,000 VPD on I-25 & E. Prospect Rd.
Approx. 70,000 VPD on I-25 & E. Harmony Rd.

DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	7,868	\$132,567	\$564,132
5 Mile	123,726	\$111,139	\$531,392
10 Mile	311,652	\$110,406	\$492,384

FORT COLLINS ECONOMIC PULSE

- Website with Hyperlink:
- [Fort Collins Chamber of Commerce](#)
 - [NoCo Regional Economic Development Initiative](#)
 - [Fort Collins Economic Health Office](#)