

GREENSPIRE LAND

NWC HWY 392 & HWY 257 Windsor, CO 80550

2.02 Acres Remaining | Prime Retail Pad Sites Available For Sale



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AVAILABLE

2.02 AC

16,350
VEHICLES
PER DAY



MAVERIK

KING
Soopers
COMING SOON

HWY 392

HWY 257



EXECUTIVE SUMMARY

Navpoint Real Estate Group is pleased to present this opportunity to acquire these commercial development pads at one of the busiest intersections in Windsor, CO. Sitting on the northwest corner of Hwy 392 and Hwy 257, this site boasts high traffic counts and unmatched visibility. Spanning over 14.79 acres with flexible zoning, these pads are prime for retail, office, medical, and more.

Investment Highlights

- High traffic counts, 16,350 vehicles per day along HWY 392
- Great visibility
- Pads delivered construction ready with much of the offsite work completed
- Flexible General Commercial zoning to accommodate a variety of end users

Zoning Details:

[Click Here](#) (scroll to 16-1-120)

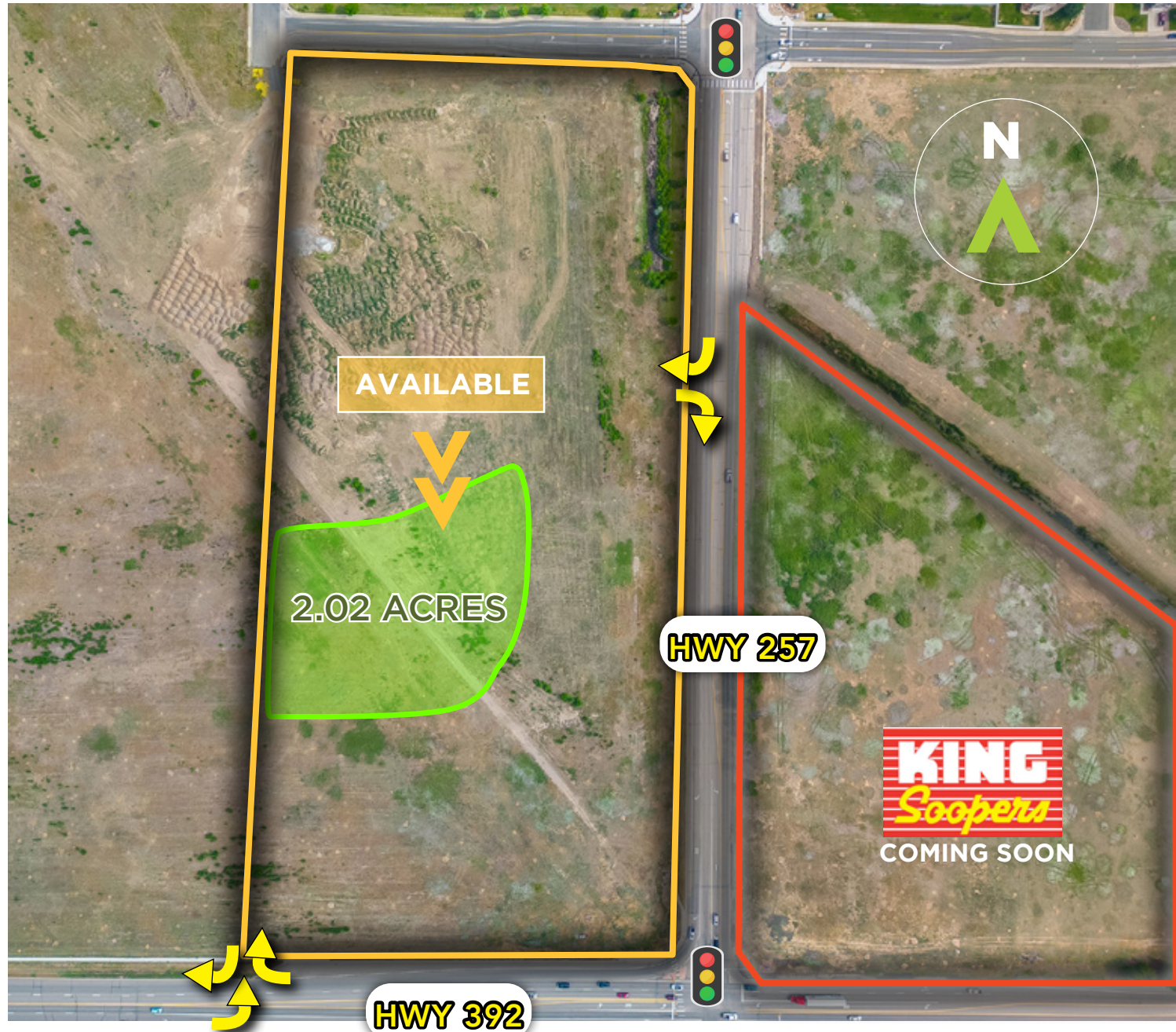


PROPERTY OVERVIEW

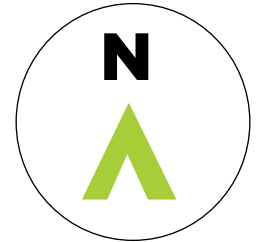
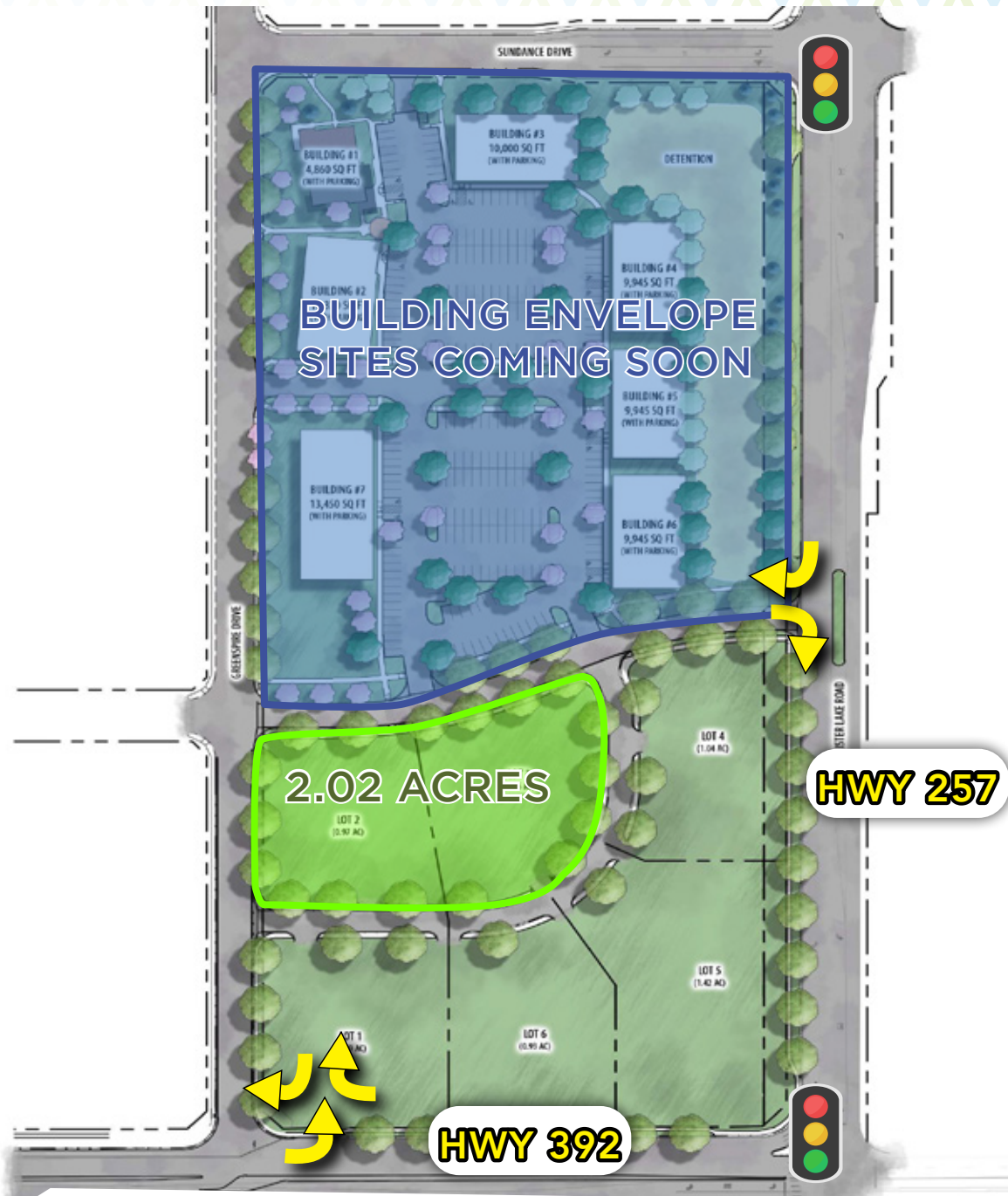
\$ PURCHASE PRICE
CONTACT BROKER

↙ ↗ SITE SIZE (ACRES)
2.02 ACRES (DIVISIBLE)

↙ ↗ ZONING
GC



SITE PLAN & RENDERING



LOCATION MAP

FORT COLLINS

HWY 392

WINDSOR

SITE

N

HWY 34

GREELEY

LOVELAND

JOHNSTOWN

BERTHOUD

119

86

25

85

287

470

76

25

Denver International Airport

470

270

70

DENVER

76

70

PROPERTY PHOTOS



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