

COMMERCIAL OR RESIDENTIAL DEVELOPMENT PAD SITE



For Sale

Taft Avenue Land

1305-1325 N. Taft Avenue
Loveland, Colorado 80537

\$800,000 | \$9.87/SF Incl. Tap Fees
+/-1.36 Net Acres (7 Lots) | Business Zoning
All Raw Water Satisfied & 7 Sewer Taps



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Commercial/Residential Land



LC Real Estate Group is pleased to offer Taft Land, a +/- 1.36 acre site consisting of seven (7) legal lots with Business zoning and including pre-paid water and sewer taps.

Taft Land is located on the west side of North Taft Avenue with a high-profile marketing window visible from the intersection of North Taft Avenue and State Highway 34 (W. Eisenhower Blvd.). North Taft Avenue is a main North/South corridor connecting Loveland to the towns of Fort Collins and Berthoud. Both Highway 34 and 1st Street (one intersection south) are the primary access points to Downtown Loveland.

- **Location:** High visibility commercial or residential pad sites at a major Loveland, CO interchange with approximately 16,000 VPD on N. Taft Ave. (Northbound) and 25,000 VPD on US Hwy 34 (Westbound).
- **Use:** Flexible B - Business zoning allows for a wide variety of commercial and residential uses including but not limited to:
 - Commercial: Business services, lending, liquor, office, personal services, & veterinary
 - Residential: Multi-unit residential, multi-family (Formerly residential lots)
- **Significant Raw Water, Water & Sewer Tap Fee Credits:** No raw water dedication required for future commercial or residential uses plus seven (7) water and sewer tap fee credits for 3/4" residential system impact fees
- **Access:** Property access from West 12th Street with potential second point of access from through parking lot north of the property (To be established by Buyer)

TRAFFIC COUNTS

Vehicles Per Day

W. Eisenhower Blvd. @ west side of N. Taft Ave. (Westbound)

25,000

N. Taft Ave., @ Property (Northbound)

16,000



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PROPERTY OVERVIEW

Address	1305, 1309, 1313, 1315, 1317, 1319, 1325 N. Taft Ave., Loveland, CO 80537
Land (All Parcels)	1.86 Gross Acres (81,022 SF) / 1.36 Net Acres (59,337 SF)
Water Rights	All Raw Water satisfied
Water Taps	Seven (7) 3/4" Pre-paid Residential Water Taps
Sewer Taps	Seven (7) 3/4" Pre-paid Residential Sewer Taps
Mineral Rights	None
FEMA Flood Plain Designation	Zone X (Area of Minimal Flood Hazard)

ENTITLEMENTS

County	Larimer County
Governing Jurisdiction	City of Loveland
Existing Entitlements	Prior Residential lots within Moline & Sprenger Subdivisions
Zoning - B - Business	<u>Commercial</u> - Business services (R), convenience lending (R), liquor store (R), office (R), personal services (R), small animal veterinary (R), retail sales (L), pawnbroker (L), indoor kennel or pet store (L), restaurant (L), fast food (L), brew or distillery pub (L), self-storage (L), light industry (L), workshop (L), fueling service station (L) , car wash (L), motor vehicle sales (L), day care (L), school (L), outdoor kennel (A), heavy motor vehicle sales or rental (A), heavy motor vehicle service (A) <u>Residential</u> - Multi-plex (R), general multi-family (R), infill multi-family (L), single-family detached (L), duplex (L), townhouse (L)

Footnote: R - Use by Right, L - Limited Use, A - Adaptable Use
Administrative Review uses include R & L with no neighborhood meeting & A with neighborhood meeting

PROPERTY TAXES

Parcel Schedule	9515134903 R1195867 (1305) ; 9515134902 R1195859 (1309) 9515134901 R1195832 (1313) ; 9515127904 R0407399 (1315) ; 9515127903 R0407372 (1317) ; 9515127902 R0407364 (1319) ; 9515127901 R0407356 (1325)
Legal	LOT 3, 2, 1, BLK 1, Moline Subdivision (1305, 1309, 1313); LOT 4, 3, 2, 1, East Sprenger (1315, 1317, 1319, 1325)
Assessed Value	\$9,880 each (1305, 1309, 1313); \$11,700 each (1315, 1317, 1319, 1325) Total Value (All Parcels) \$76,440
Mill Levy Assessment Rate	79.783 26%
Taxes Tax Year	Currently Exempt



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UTILITY PROVIDERS

Water Provider	City of Loveland
Sewer Provider	City of Loveland
Stormwater Provider	City of Loveland
Gas Provider	Xcel Energy
Electricity Provider	City of Loveland
Telephone	CenturyLink and/or Comcast Xfinity
Internet	Century Link, Comcast Xfinity, & City of Loveland Pulse

COMMUNITY RESOURCES

School District	Thompson Valley R2-J School District
Fire Department	Thompson Valley Fire Authority
Police Department	City of Loveland

Footnote: (1) Buyer is responsible for confirming utility providers



Lake Loveland



W. EISENHOWER BLVD.

N. TAFT AVENUE

RETAIL AMENITIES

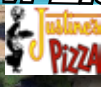


Lake
Loveland

Harold Ferguson
High School



W. EISENHOWER BLVD.



W. 12TH STREET

St. John the Evangelist
Catholic School

Loveland Protestant
Reformed Christian
School

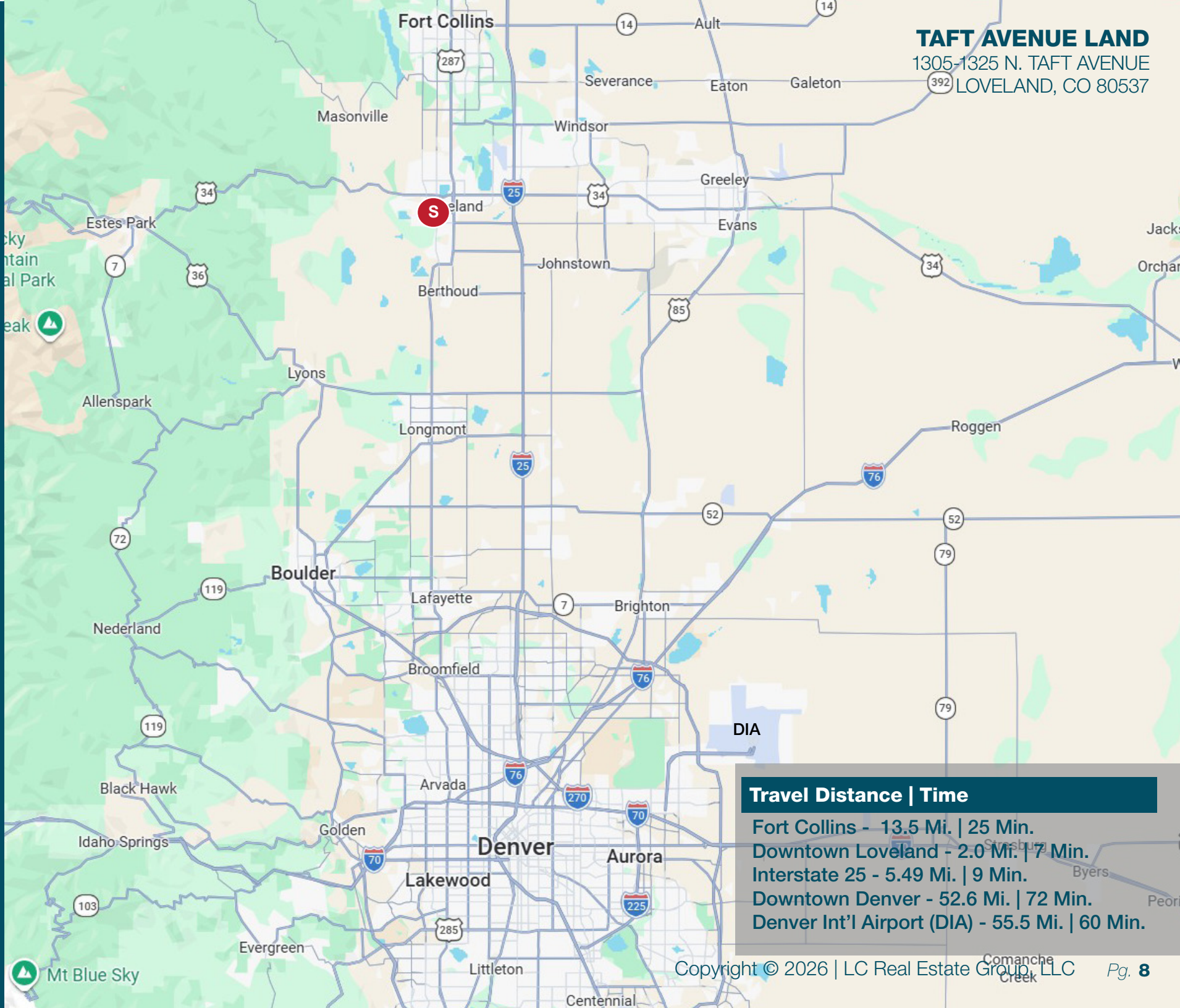


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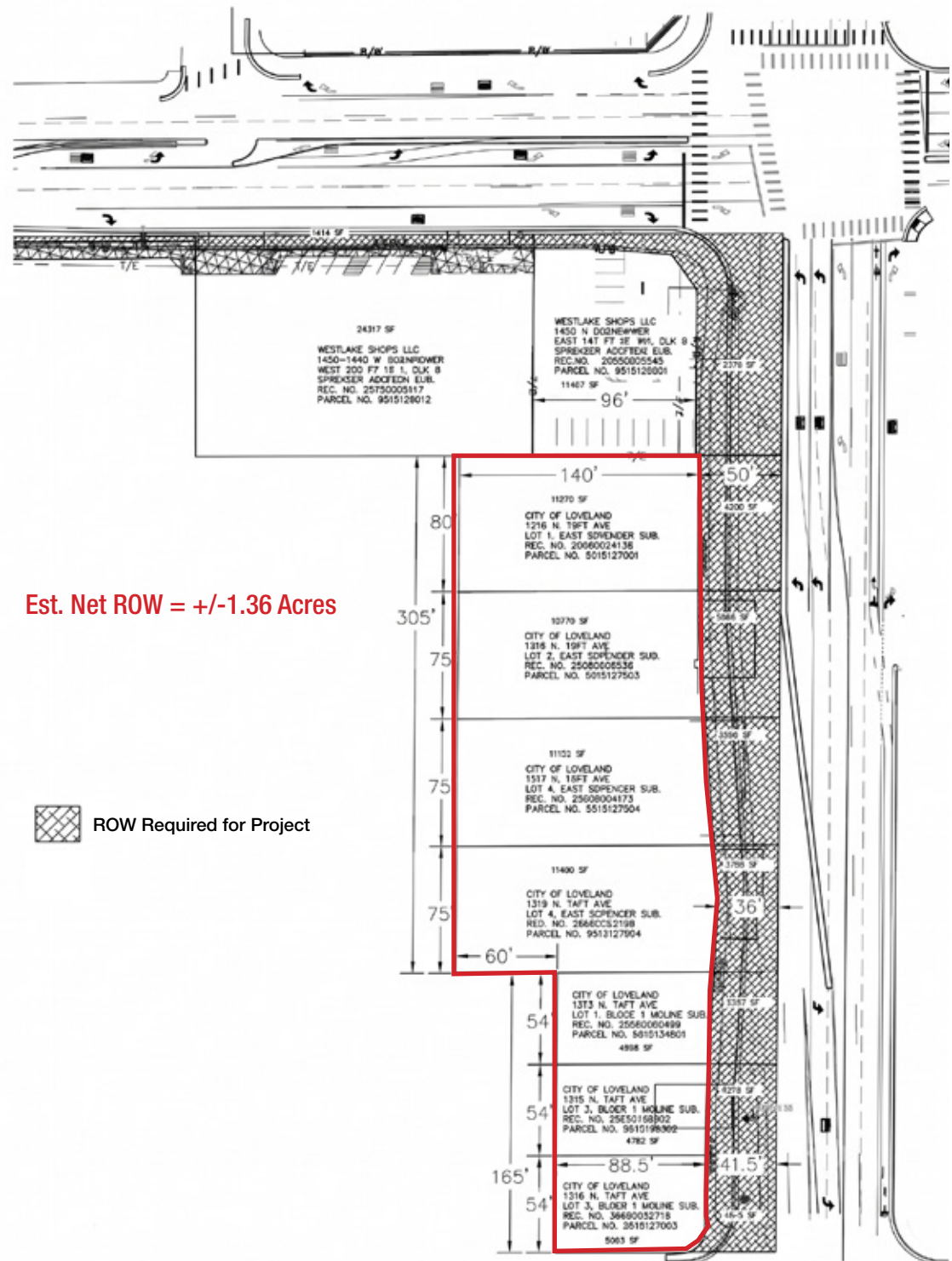


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SITE PLAN





Schools

Thompson Valley R2-J School District

PUBLIC SCHOOLS

	Grades
Garfield Elementary School (0.9 miles, 2 min.)	K-5
Bill Reed Middle School (1.6 miles, 4 min.)	5-8
Loveland Classical Middle/High School (2.7 miles, 6 min.)	6-12
Loveland High School (1.6 miles, 5 min.)	9-12

PRIVATE-CHARTER SCHOOLS

	Grades
New Vision Charter Schhol (3.7 miles, 9 min.)	K-8
St. John Catholic School (0.3 miles, 1 min.)	1-8
Heritage Christian Academy (3 miles, 4 min.)	K-12
Loveland Protestant Reformed Christian School (0.2 miles, 1 min.)	K-12

COLLEGES

	Distance	Drive
Front Range Community College	8.2 miles	14 min.
IBMC College	9.9 miles	17 min.

UNIVERSITIES

	Distance	Drive
Colorado State University	12.5 miles	23 min.
University of Northern Colo.	22.4 miles	38 min.





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LOVELAND, CO THE “SWEETHEART CITY” & “GATEWAY TO THE ROCKIES”

- The City of Loveland is known for its art culture, proximity to outdoor recreation opportunities, its plethora of parks, and a strong sense of community.
- Loveland is centrally located between Colorado State University in Fort Collins, University of Northern Colorado at Greeley, and University of Colorado at Boulder.
- With the growth of the Northern Colorado Regional Airport as a gateway to the region, the City is poised to strategically grow into the future.
- Growing as a destination to live and work in Colorado, Loveland boasts high quality sources of labor, and impressive employment and economic vitality.
- Governor’s Award for Downtown Excellence (Downtown Colorado Inc., The Foundry & City of Loveland Economic Development and Development Services - 2020)
- Healthy Infrastructure Award in Programming. (National Fitness Campaign - 2019)
- No. 2, Most Diverse Places to Live in Larimer County (Niche.com - 2019)
- No. 5, Best Places For Young Professionals in Larimer County (Niche.com - 2019)
- No. 1, Best Front Range Courses - Mariana Butte & The Olde Course (Caggy Awards - 2018)
- Award for Innovative Collaborations and Partnerships (American Planning Association - 2017)
- No. 1, Statewide Recycling Rates (The Colorado Public Interest Research Group - 2017)

PROPERTY DEMOGRAPHICS

Demographic	1-Mile	3-Mile	5-Mile	City	County
Population	8,254	69,596	93,345	81,092	386,782
Pop. % Annual Change (10 Year)	0.01%	0.40%	1.07%	1.30%	1.82%
Median Household Income	\$75,085	\$83,557	\$87,653	\$87,146	\$99,152
Households	3,993	30,176	40,176	35,368	158,547
Median Age	45.5	43.7	43.2	42.5	38.6
High School Education	96.1%	96.0%	96.0%	96.2%	97%
College Education	48.0%	53.4%	55.2%	55.1%	65.9%
Owner Occupied Housing	55.1%	62.0%	64.0%	59.50%	57.60%
Non-Farm Payroll Total	3,861	26,677	34,664	45,385	176,969
Total Businesses	369	2,994	3,672	3,834	15,621

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Loveland, Colorado

Exclusively Marketed For Sale By:



LCRealEstateGroup.com

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Information Disclosure

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