

1329 N Hwy 287 & 2411 N Shields Ft. Collins, CO



## Table of Contents

- 1** Offering Summary
- 2** Property Overview
- 3** Comparable Sales
- 4** Photos

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

Neither Owner nor Broker nor any of their respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective buyer, with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial or environmental conditional of the Property.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Owner has no legal commitment or obligations to any individual or entity reviewing the Marketing Package or making an offer to purchase the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchase of the Property has been fully delivered, and approved by Owner, its legal counsel and any conditions to the Owner's obligations thereunder have been satisfied or waived.

This Marketing Package and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting this Marketing Package, you unconditionally agree that you will hold and treat the Marketing Package and the Contents in the strictest confidence, that you will not photocopy or duplicate the Marketing Package or any part thereof, that you will not disclose the Marketing Package or any of the Contents to any other entity (except in the case of a principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by you, if necessary, in your opinion, to assist in your determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker, and that you will not use the Marketing Package or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.

1.



## Hwy 287 & N Shields Development Opportunity

1329 N Hwy 287

2411 N Shields

### Development Highlights

- Great mixed use opportunity
- 12.88 Total Commercial Acres
- 28.8 Total Residential Acres
- Master plan approved for commercial land
- Growing area in the gateway to N Fort Collins

### Offering Summary

Price-1329 Hwy 287:	\$2,244,208
Lot Size-1329 Hwy 287	561,052 SF
Price-2411 N Shields:	\$1,750,000
Lot Size-2411 N Shields	1,256,181 SF
Zoning	Com/Res
Population (3 mile radius)	32,096
Population Growth (2019-2024)	9.1%

2.

## Traffic Count

Street	Cross-Street	Year of Count	Count
Hwy 287	N Shields	2018	16,064
N Shields	Hwy 287	2017	6,037

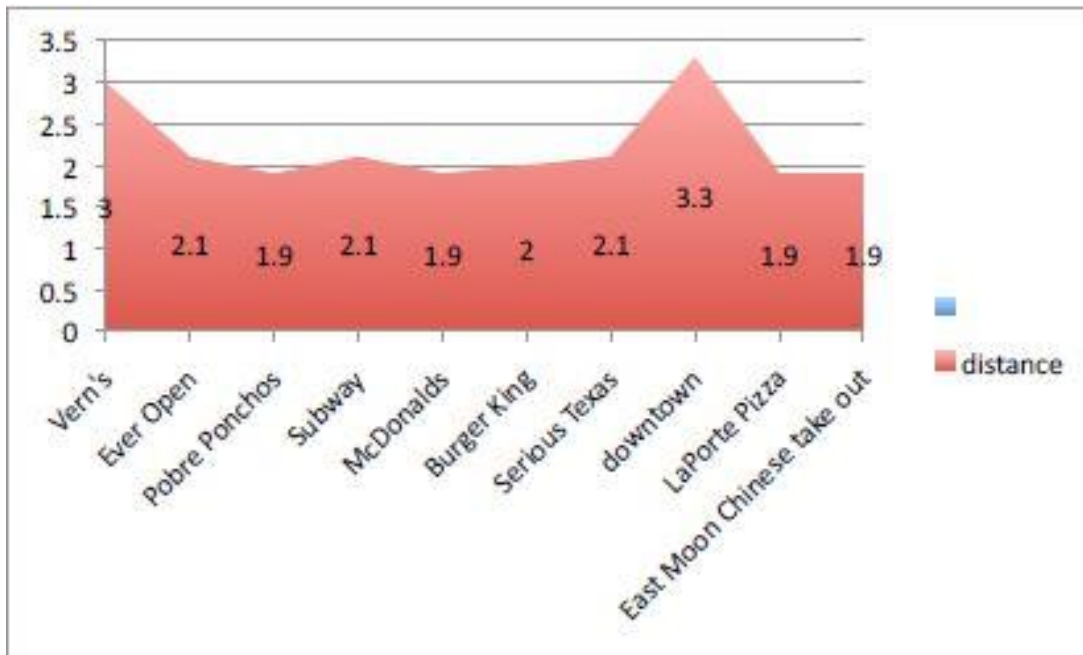
## Hwy 287 & N Shields Development/Investment Opportunity

*This property presents a variety of different opportunities. 41.68 acres in total. Un-annexed Ft. Collins. CDOT just finished a Renovation/Expansion of Hwy 287 in north Fort Collins adding 2 traffic lanes, bike lanes and sidewalks. Owner is open to different exit strategies. Residential or Commercial parcels can be purchased separately.*

*Hwy 287 Commercial Frontage just minutes from Old Town. 12.88 Acres of Commercial land with a master plan already approved. FIRE & WATER masterplan will incorporate 12.77 acres of Planned Development (PD) of commercial land with multiple businesses and four other pad sites that will be for sale/lease to other business's that would fit into the area such as an artists gallery, farmers market, outdoor fireplace and patio store, outdoor store or bike shop. Each of the business's helps support and generates sales for the others in addition to the business's proposed here. A Large concert stage will be able to accommodate any band to play to the 1200 person outdoor audience. It is approved to host 24 outdoor events per month for 7 months of the year ( April-October). Great Commercial anchor business's located along this corridor such as: Jax Farm and Ranch, Ron's Equipment Co, and Kathy's Furniture.*

*N Shield consists of 28.8 residential acres that can have a density of 2 dwellings per net acre. Amazing location in growing N Fort Collins.*

3.



4.







