

# CLYDESDALE PARKWAY/ PERALTA DRIVE LOTS LOVELAND, CO

## Available Land

1.76 - 3.65 Acres

## Sale Details

\$12.50 - \$14.50/SF

## POTENTIAL FOR JOINT VENTURE

*LAND AVAILABLE IN FAST DEVELOPING LOVELAND*

- Located on Crossroads Boulevard, just off I-25 with visibility from the highway and traffic counts of over 84,000 VPD
- Developing Industrial zoning allows for a variety of users
- Potential for joint venture



# CONCEPTUAL RENDERINGS

## Property Information:

**County:** Larimer

**Electric:** City of Loveland

**Water/Sewer:** Loveland Fort Collins Water District

**Gas:** Xcel Energy

**Zoning:** Developing Industrial



# SITE MAP

Lot	Available Acres	Price
3935 Peralta Dr.	1.89	\$1,193,762 (\$14.50/SF)
4085 Clydesdale Pkwy	1.76	\$959,576 (\$12.50/SF)



# REGIONAL MAP

