



SALE HIGHLIGHTS

- Sale Price: \$4,400,000
- Potential for owner financing
- Flexible CCN zoning allows for mixed-use, apartment, row house or duplex
- Non-primary Airbnb zone
- Dedicated visitor parking
- 24 fee simple lots - potential for 48 units

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OVERVIEW

HIGHLIGHTS

- Non-primary Airbnb Zone
- Dedicated visitor parking
- Regional stormwater detention in place
- CCN zoning allows for flexible usage
- Potential for owner financing

Price:	\$4,400,000
Lot Count:	24 Fee Simple Lots
Lot Width:	31'
Lot Depth:	54' – 59'
Parking:	Dedicated spots, visitor lot, and off-street parking
Zoning:	CCN (Community Commercial - North College District)



AREA OVERVIEW



AERIAL VIEW



OLD TOWN
NORTH LOTS

SUNIGA STREET

REDWOOD STREET

DUPLEX LOTS - CONCEPTUAL SITE PLAN



CONCEPTUAL RENDERINGS



ZONING INFORMATION

CCN

Community Commercial - North College District

PURPOSE

The Community Commercial - North College District is for fringes of retail/commercial core areas and corridors. This District is intended for moderate intensity uses that are supportive of the commercial core or corridor, and that help to create a transition and a link between the commercial areas and surrounding residential areas. This designation is only for areas identified for its application in the North College Corridor Plan.

BUILDING TYPES

The following building types are permitted in the **CCN** District:

- Mixed-Use, Apartment, Row House and Duplex.
- ADU only with an existing Detached House.
- Detached Accessory Structure.
- See Division 3.1 for more details.
- All nonresidential buildings permitted under this Section, including industrial buildings, shall meet the standards for mixed-use and commercial buildings contained in Section 5.15.2 of this Code.

DEVELOPMENT STANDARDS

All development in the Community Commercial - North College District shall also comply with the standards contained in the Standards and Guidelines for the North College Avenue Corridor as adopted by the City, to the extent that such standards and guidelines apply to the property to be developed.

BUILDING HEIGHT

All Buildings	4 stories max.
Affordable Housing Development Bonus	6 stories max.

DENSITY

Single-unit, two-unit and multi-unit housing shall have a minimum density of five (5) dwelling units per net acre calculated on a gross residential acreage basis for any development project. Single-unit housing shall be limited to a maximum of forty (40) percent of the geographically distinct district area.

MARKET OVERVIEW



**Ranked #1 Best Place to
Live in America in 2020
by Livability**



**Ranked #2 Best City for
Remote Workers in 2021
by ApartmentList**



**Ranked #3 Best in College
Towns to Live in Forever
by CollegeRanker**



Enjoy activities, beautiful lodging and more at Horsetooth Reservoir, one of Colorado's most scenic outdoor paradises located only minutes from Fort Collins



Home to over 20 craft breweries, Fort Collins produces over 70% of Colorado's craft beer and 7% of all craft beer in the United States



Colorado State University consistently ranks as one of the top educational institutions in the country, and brings many visitors to Fort Collins

LOCAL ECONOMY

Thriving, diverse local economy with high-paying jobs and a stable, growing work force

- Fort Collins is one hour north of Denver and Denver International Airport, and it is the last major city in Colorado on I-25 before the Wyoming border. It is the fourth most populous city in Colorado.
- Fort Collins' economy is diverse and resilient. The key sectors driving growth in disposable income are manufacturing, high tech, higher education (CSU), clean energy, water innovation, biosciences and the state and federal government.
- Key employers in Fort Collins include Colorado State University, Poudre School District, UCHEALTH, Woodward, AMD, Intel, Microsoft, Broadcom, Advanced Energy, Anheuser-Busch, New Belgium, In-Situ, Noosa, Otter Products, Vestas, Walker Manufacturing, and Water Pik.
- Fort Collins is well known in the tech space for having a major presence of semi-conductor firms. It is one of the few places on the planet with facilities for Advanced Energy Industries, Broadcom, Hewlett Packard, and Intel.

Fort Collins Top 10 Employers

Colorado State University	8,400
UCHealth	5,400
Poudre R-1 School District	4,500
City of Fort Collins	2,100
Larimer County	2,000
Broadcom (Avago Technologies)	1,200
Woodward, Inc	1,200
King Soopers (Dillon Companies Inc)	910
Otter Products	880
Employment Solutions	730

Sources: various, including BizWest Book of Lists, CDLE, Labor Market Information, newspaper articles, and annual reports



OLD TOWN NORTH LOTS FORT COLLINS, CO 80526



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