

PHASE I: RETAIL PADS FOR SALE / BUILD-TO-SUIT / LEASE

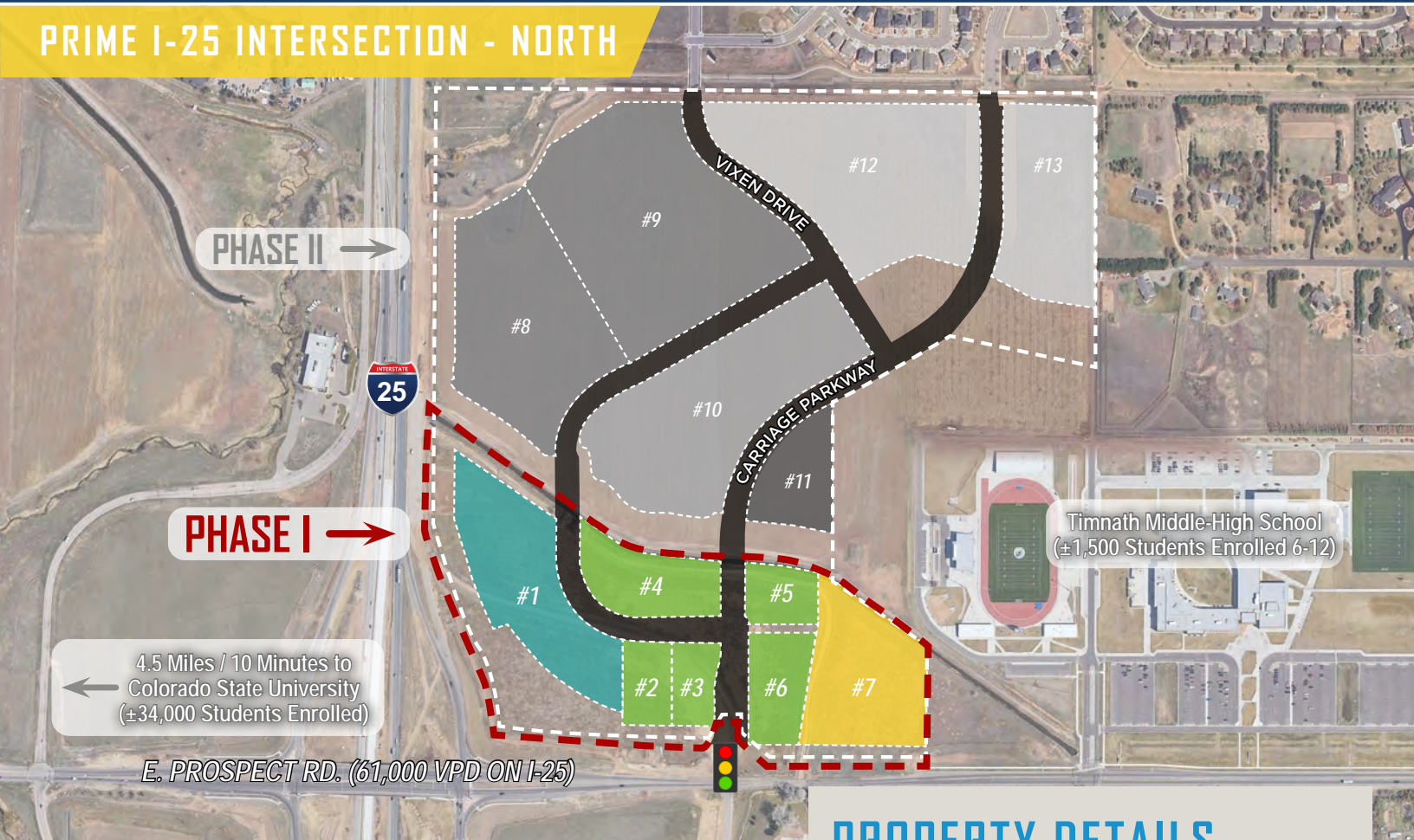
PROSPECT RIDGE

NEC I-25 & PROSPECT ROAD, FORT COLLINS, CO 80525



TREVEY
COMMERCIAL
REAL ESTATE

PRIME I-25 INTERSECTION - NORTH



PROPERTY FEATURES

- Pad Sites Available Ranging from 1.4 AC - 14.7 AC
- Infrastructure / Improvements Under Construction
- Multi-Family Site Approved for 231 Units
- Flexible Zoning Allows for Wide Range of Uses
- Newly Constructed Prospect Interchange at I-25
- Positioned East of Fort Collins & CSU with Excellent Access and Visibility to / from I-25
- Signalized Intersection at Prospect Rd. & Carriage Rd.
- Adjacent to Multiple New Developments Including: Timnath Middle-High School & Stadium

PROPERTY DETAILS

FOR SALE

Contact Broker

FOR LEASE

Contact Broker

PROSPECT RIDGE PHASE I:

#	Proposed Use	AC	Availability
1	Apartments (231)	6.80	For Sale
2	Retail	1.40	For Sale
3	Retail	1.40	For Sale
4	Retail	2.40	Future Space For Lease
5	Retail	1.10	For Sale / Lease / BTS
6	Retail	2.60	For Sale / Lease / BTS
7	Senior Housing	5.90	For Sale

PROSPECT RIDGE PHASE II:

8	Industrial	7.90	For Sale / Lease / BTS
9	Industrial	14.7	For Sale / Lease / BTS
10	Hotel	9.30	For Sale
11	Storage	3.10	Under Contract
12	Urban Estate	12.5	Under Development
13	Urban Estate	6.90	Under Development

TREVEY COMMERCIAL

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CONCEPTUAL LAYOUT



REGIONAL MAP & STATISTICS



TRAFFIC DATA

Vehicles Per Day (VPD)

Approx. 43,000 VPD on I-25 & E. Mulberry St.

Approx. 61,000 VPD on I-25 & E. Prospect Rd.

Approx. 70,000 VPD on I-25 & E. Harmony Rd.

DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	7,868	\$132,567	\$564,132
5 Mile	123,726	\$111,139	\$531,392
10 Mile	311,652	\$110,406	\$492,384

FORT COLLINS ECONOMIC PULSE

Website with Hyperlink:

[Fort Collins Chamber of Commerce](#)

[NoCo Regional Economic Development Initiative](#)

[Fort Collins Economic Health Office](#)