

FOR SALE

PRIME DEVELOPMENT LAND

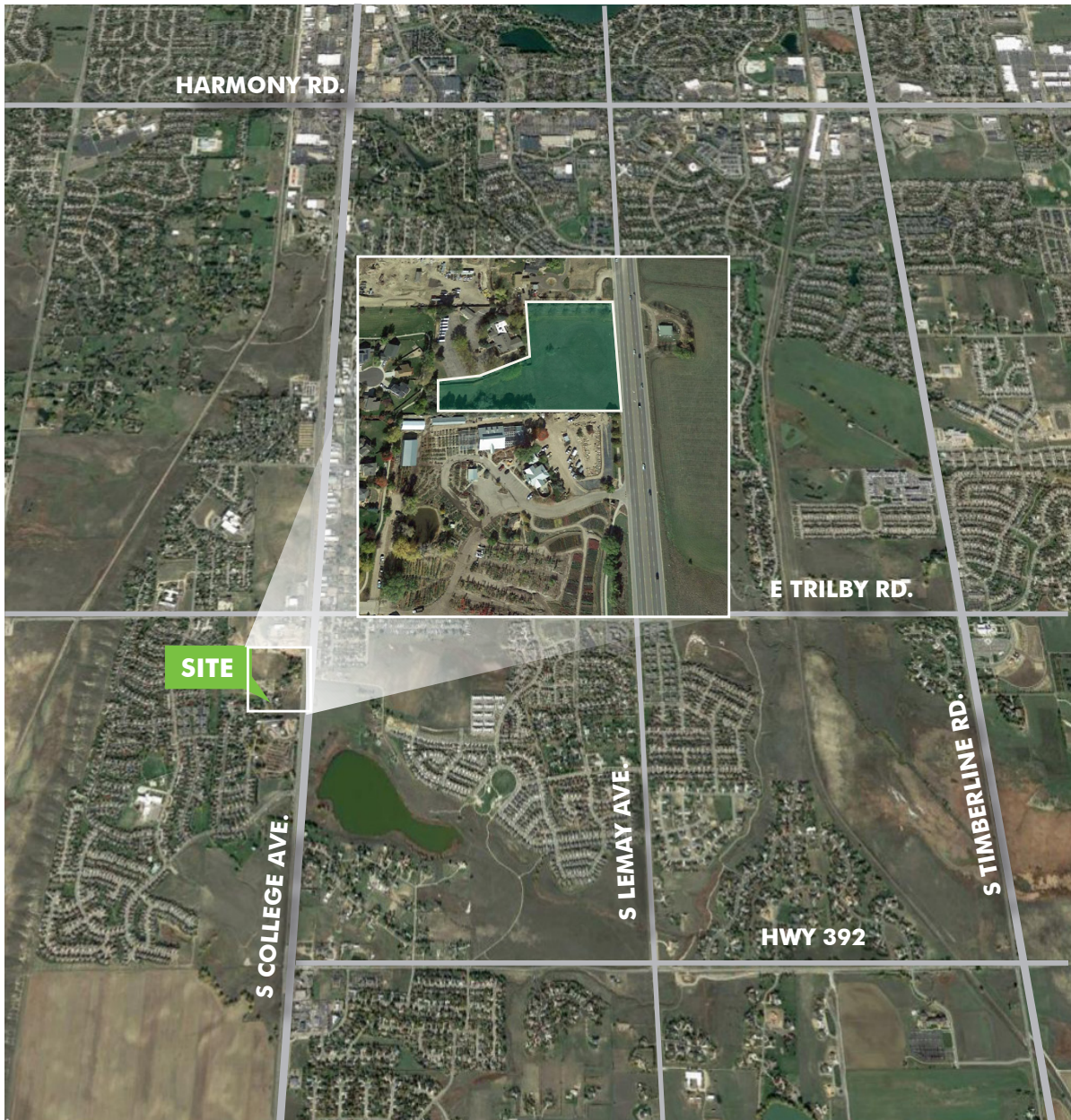
6815

SOUTH COLLEGE AVE.

Fort Collins, Colorado 80525



4 ACRES \$1,045,000 (\$6/SF) SALE PRICE



www.cbre.us/colorado

CBRE

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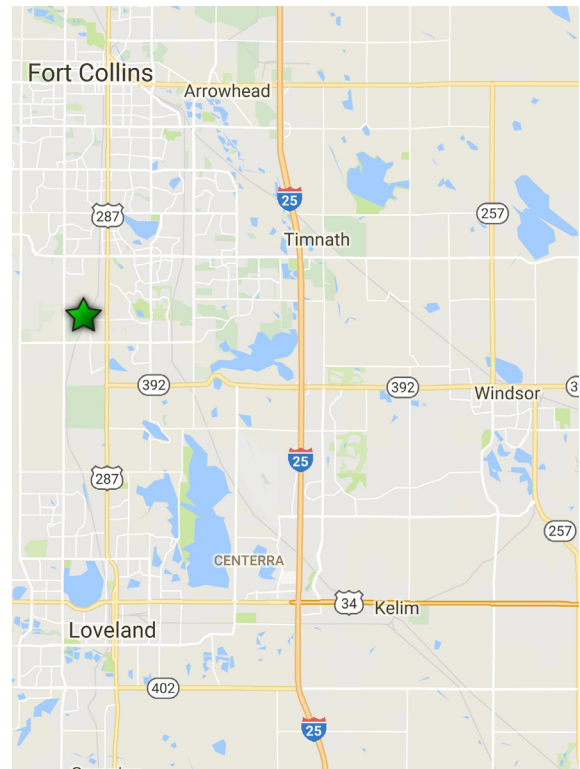
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PROPERTY FEATURES

- + Zoned Medium Density Mixed Use Neighborhood District (M-M-N)
- + Potential Uses
 - Multi-family or single-family residential
 - Mixed-use dwellings
 - Convenience stores/retail
 - Child care
 - Restaurants
 - Office/Veterinary
 - Schools/places of worship

| DRIVE TIME FROM PROPERTY | |
|---------------------------|-------------------------|
| College Ave/Harmony Rd. | 3 minutes (1.6 miles) |
| I-25/Hwy 392 | 14 minutes (11.6 miles) |
| I-25/Hwy 34 | 19 minutes (13.6 miles) |
| Colorado State University | 10 minutes (4.8 miles) |
| Old Town Square | 15 minutes (6.2 miles) |

REGIONAL MAP



CONTACT US

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