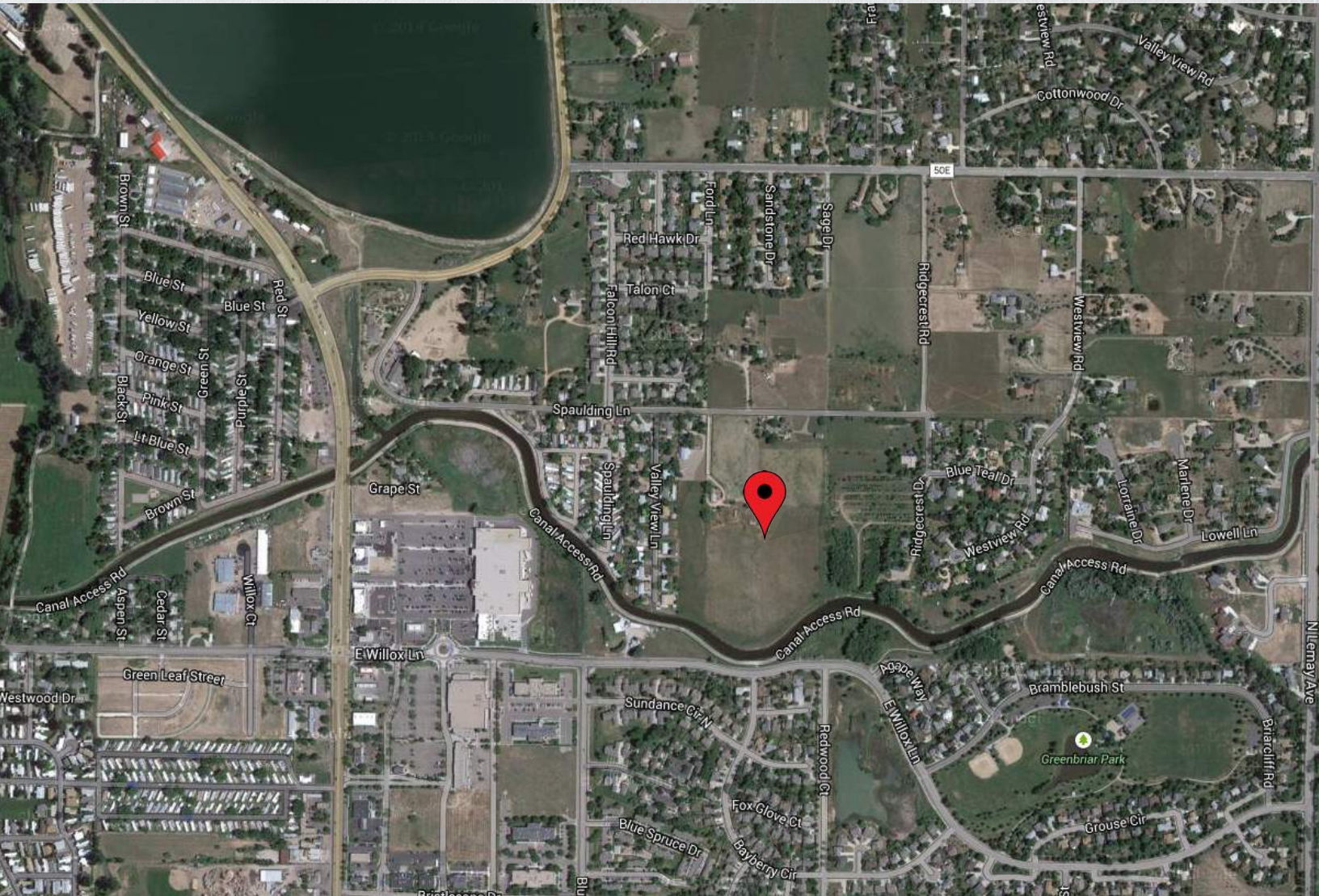


Land For Sale - \$4,500,000

501 Spaulding Lane, Fort Collins, CO 80524



Offering Highlights

- 18 acre development parcel
- Zoned Medium Density Mixed-Use Neighborhood
- Ideal site for apartment complex, condo/townhouse development
- Mountain and City views



Craig C. Hau
Senior Commercial Advisor/Partner
970.222.0077 Mobile
970.377.4928 Direct
970.229.0700 Office
chau@thegroupinc.com
www.craighau.com

Land For Sale - \$4,500,000

501 Spaulding Lane, Fort Collins, CO 80524



Sale Overview

Sale Price:	\$4,500,000
Lot Size:	18.5 Acres
Property Tax:	\$1,057.31 (2013)
Zoning:	MMN- Medium Density Mixed-Use Neighborhood District
Shape:	Irregular
Topography:	Sloping
Market:	Northern Colorado
Sub Market:	Fort Collins
Cross Street:	Willox Lane & Bayberry Circle
Traffic Count:	4,173 VPD



Property Overview

Property:	This 18 acre development parcel lies north of Willox Lane, just east of the new King Soopers Marketplace on North College. It is zoned MMN In the City of Fort Collins and would make an excellent site for an Apartment Complex, Condo/Townhouse development. The site has tremendous views of Fort Collins and the Front Range.
Highlights:	18 Acres of Multi-Family Development Ground Zoned MMN (City of Fort Collins) In the URA District, with TIF Rebates Just North of King Soopers Marketplace, off North College Avenue
Location:	Vacant Land just East from the Corner of North College Avenue and E. Willox Lane.



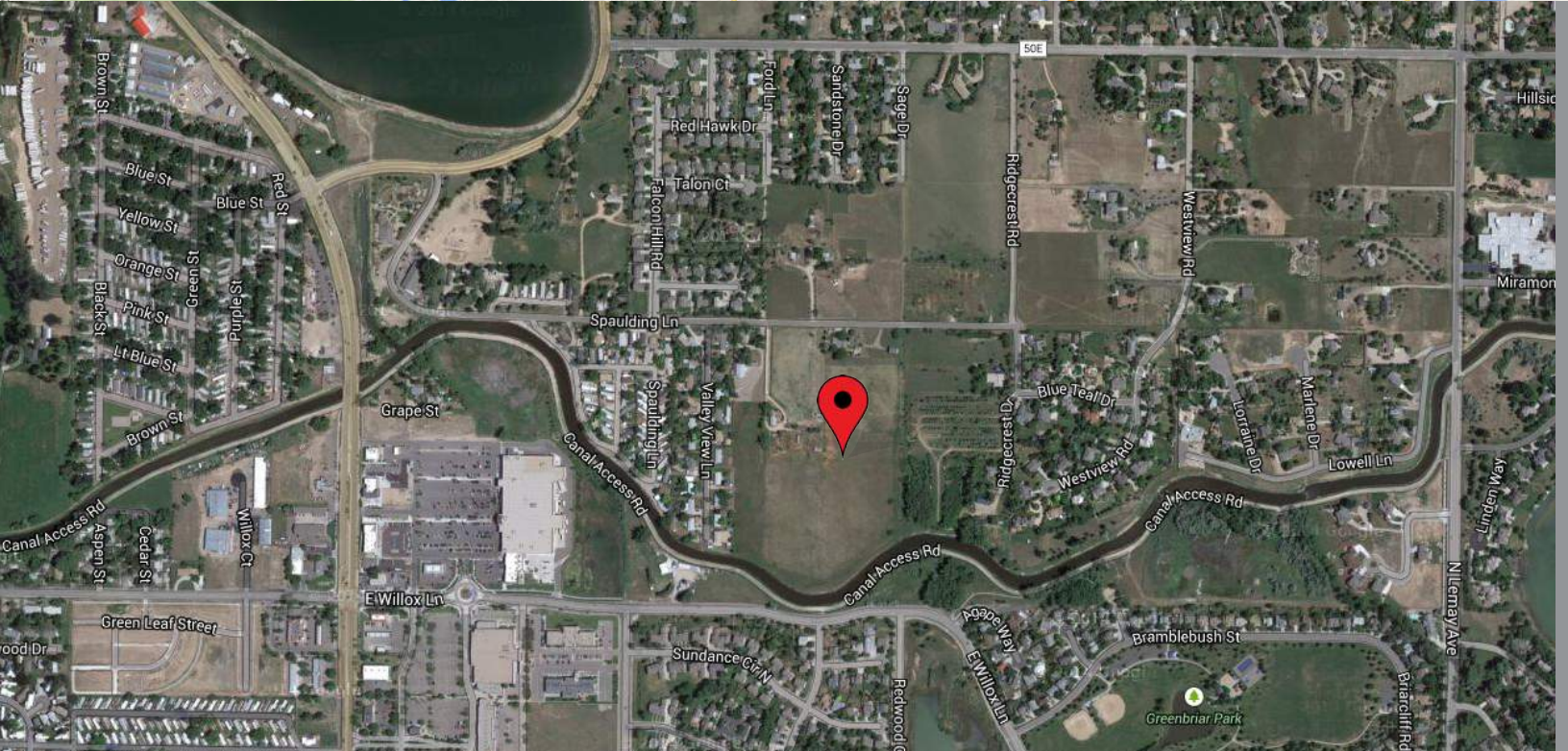
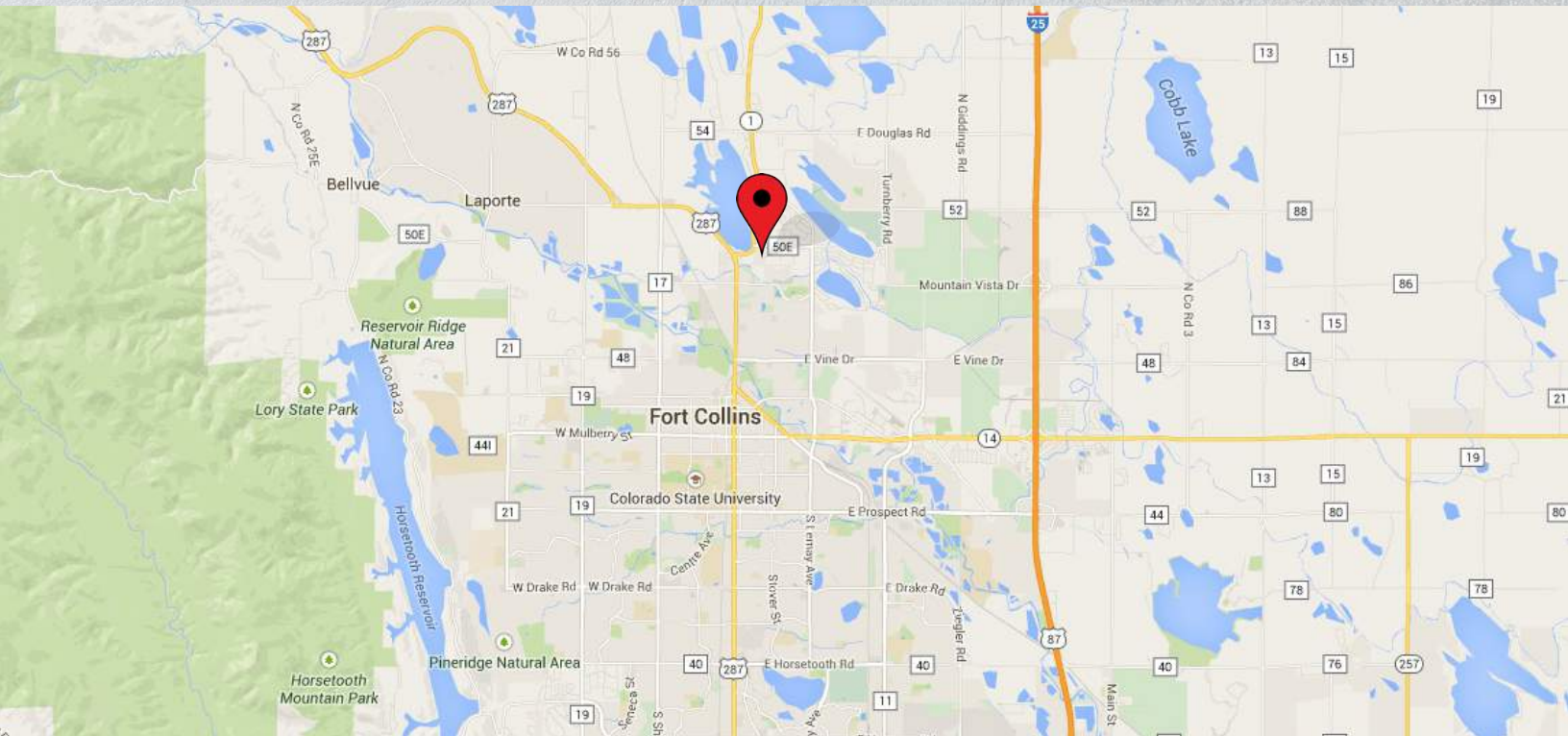
Presented by **Craig C. Hau**
Senior Commercial Advisor/Partner

970.222.0077 Mobile
970.377.4928 Direct
970.229.0700 Office
chau@thegroupinc.com
www.craighau.com



Land For Sale - \$4,500,000

501 Spaulding Lane, Fort Collins, CO 80524



Presented by **Craig C. Hau**
Senior Commercial Advisor/Partner

970.222.0077 Mobile
970.377.4928 Direct
970.229.0700 Office
chau@thegroupinc.com
www.craighau.com

