

PRIME INFILL SOUTHEAST FORT COLLINS RESIDENTIAL (MULTIFAMILY) DEVELOPMENT SITE FOR SALE

1801 ROSEN DRIVE,
FORT COLLINS,
COLORADO 80528



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EXECUTIVE SUMMARY

1801 ROSEN DRIVE, FORT COLLINS, CO 80528

THE SITE:

NAI Affinity is pleased to present this residential development opportunity of approximately 19.34 acres in one of the most desirable areas of Fort Collins. Located just south of the Harmony Corridor and west of Timberline Road, the site is immediately adjacent to the Crowne at Timberline, a 310 unit Class A apartment community. This site is well suited for residential development with its close proximity to excellent schools, numerous retailers (Super Target, Sprouts, Safeway, Sam's Club), restaurants, major employers, entertainment and recreational amenities. The site includes a custom home and barn, and benefits from amazing and unobstructed mountain views.

MARKET OVERVIEW & AREA INFORMATION:

- **POPULATION:** Fort Collins is the largest city in Northern Colorado with a population of approximately 171,000.
- **COLORADO STATE UNIVERSITY ("CSU"):** Enrollment exceeds 33,000 students with approximately 6,700 faculty and staff members and is one of the largest employers in Fort Collins.
- **MAJOR EMPLOYERS:** HP, Intel, Broadcom, Comcast, UCHHealth, CSU, Woodward, New Belgium Brewery, Odell Brewing Co., Otter Box, City of Fort Collins, Larimer County, and more.
- **NEARBY AMENITIES:** Extensive dining and entertainment options in south Fort Collins along Harmony Road. The Power Trail, Fossil Creek Park, Southridge Golf Course, Boyd Lake, and Horsetooth Reservoir are all in close proximity to the site.

PROPERTY HIGHLIGHTS

- Minutes to Harmony Road, I-25, Fossil Creek Park, Southridge Golf Course, City of Loveland and more.
- Near an abundance of retailers, restaurants, medical, and employment on Harmony Road.
- Quick access to Highway 392 leading to Interstate 25 and the Town of Windsor.
- Adjacent to the Power Trail (3.89 paved miles from Trilby Road to Edora Park).

LAND AREA	19.34± ACRES (According to preliminary plat)
SALE PRICE	\$4,500,000
PRELIMINARY PLAT	166± UNITS
CURRENT ZONING	LMN (Low Density Mixed-Use Neighborhood)
PERMITTED DENSITY	Under 60% AMI = max density of 12 du/ac. Market-rate = max density of 9 du/ac
PARCEL NUMBER	8607400010
CURRENT MILL	95.939
COUNTY	LARIMER

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PROPERTY & ZONING INFORMATION

PROPERTY DETAILS:

- **PARCEL #:** 8607400010 (Larimer County)
- **SITE SIZE:** 19.34± Acres (according to preliminary plat)
- **SALE PRICE:** \$4,500,000
- **SCHOOL DISTRICT:** Poudre School District
- **ZONING DISTRICT:** LMN - Low Density Mixed-Use Neighborhood
- **PERMITTED DENSITY:** Under 60% AML = max density of 12 du/ac.
Market-rate = max density of 9 du/ac.

UTILITY PROVIDERS:

UTILITIES ARE AT, OR ADJACENT TO, SITE. BUYER TO VERIFY.

- **WATER:** Fort Collins-Loveland Water District
- **SEWER:** South Fort Collins Sanitation District
- **STORMWATER:** City of Fort Collins
- **ELECTRIC:** City of Fort Collins
- **GAS:** Xcel Energy

DUE DILIGENCE REPORTS:

- Preliminary Plat - [Click here](#)
- Utility plans (preliminary overall utility plan) - [Click here](#)
- Preliminary Soil & Foundation Investigation - [Click here](#)
- Transportation Impact Study - [Click here](#)
- Site & Landscape Plan - [Click here](#)
- Stormwater Management Review - [Click here](#)

ZONING:

The site is zoned Low Density Mixed-Use Neighborhood District (L-M-N). The following are examples of uses permitted in the L-M-N District, subject to administrative review:

- Single-family detached dwellings.
- Single-family attached dwellings.
- Any residential use consisting in whole or in part of multi-family dwellings (limited to eight [8] or less dwelling units per building) that contain fifty (50) dwelling units or less, and seventy-five (75) bedrooms or less.
- Mixed-use dwellings.
- Child care centers.
- Places of worship or assembly with a building footprint which does not exceed a total of twenty-five thousand (25,000) square feet.
- Adult day/respite care centers.

The following are examples of uses permitted in the L-M-N District, Subject to Planning and Zoning Board review:

- Any residential use consisting in whole or in part of multi-family dwellings that contain more than eight (8) units per building, or more than fifty (50) dwelling units, or more than seventy-five (75) bedrooms.
- Long-term care facilities.
- Places of worship or assembly with a building footprint which exceeds a total of twenty-five thousand (25,000) square feet.
- Public and private schools for elementary, intermediate and high school education, and for vocational and technical training.
- Offices, financial services, clinics and artisan and photography studios.

Please note that other uses may be permitted administratively or by Planning and Zoning Board review and some of the uses listed are categorized as "secondary uses". Please see the Fort Collins Land Use Code for a complete list of these uses and other important zoning standards. For information from City of Fort Collins regarding permitted uses for L-M-N Zoning: [Click Here](#)

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AERIAL VIEW

CROWNE AT TIMBERLINE APARTMENTS - 310 UNITS



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PHOTOS OF PROPERTY



VIEW FROM SITE

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DEMOGRAPHICS AND ACCOLADES

DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
2020 Est. Population	9,242	56,770	133,398
2025 Projected Population	10,212	61,029	144,508
Average HH Income	\$136,859	\$114,483	\$103,407
Bachelor's Degree or Higher	67.7%	59.7%	55.6%
Median Age	37.4	36.9	36.2

Source: Site To Do Business, September, 2020

DRIVE TIMES

Bacon Elementary	1 minute
Fossil Ridge High School	4 minutes
Cinemark Theater	5 minutes
Kinard Core Knowledge Middle School	6 minutes
24 Hour Fitness	6 minutes
Safeway	6 minutes
Super Target / Sprouts	7 minutes
Hewlett Packard	7 minutes
Sam's Club	8 minutes
Walmart Supercenter (I-25 & Harmony)	12 minutes
Colorado State University	16 minutes

Source: Google Maps

FORT COLLINS ACCOLADES

Fort Collins is consistently recognized on "top and "best of lists.

- Ranked **No. 6** Best Housing Markets for Growth and Stability in 2020: SmartAsset - Jun 2020 ([click here to view article](#))
- Ranked **No. 4** Best Housing Markets for Growth and Stability in 2019: SmartAsset - Jul 2019 ([click here to view article](#))
- **5th** Top Best Performing Cities: Milken Institute - Jan 2018
- **2nd** Best Cities for Small Business Owners: ValuePenguin - Feb 2017
- **No. 4** Community in Overall Well-Being, 2014-2015: Gallup Healthways - Feb 2016
- **Top 3** Digital City: Govtech.com - Nov 2015
- **Top 10** Best Metros for Female Entrepreneurs: Forbes - Oct 2015
- Ranked **No. 4** Next Top 10 Cities for Tech Jobs: Fast Company - Jul 2015

FORT COLLINS HOUSING STATS

Fort Collins ranked within top 10 "Best Housing Markets for Growth and Stability" according to *smartasset.com* (June, 2020)



Median Home prices in Fort Collins area increased by 10.6% YOY - median price of **\$460,000** (as of October 2020, Source: IRES/BizWest) Article: [click here](#)

Median Attached Home Sale Price - **\$310,000** (Prices reflect October '20 | Source: IRES)

2.3% Apartment Vacancy (as of December, 2018 Source: Coloradoan. [Click here](#) for article)

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AREA EMPLOYMENT

The economy in Fort Collins is enriched with a diverse employment mix including: higher education, high-tech, healthcare, breweries, manufacturing, R&D and service-related fields. Many high-tech companies have relocated to Fort Collins due to the resources of Colorado State University and its prestigious research facilities.

NOTABLE FORT COLLINS EMPLOYERS

Advanced Energy Industries	Hewlett Packard
Anheuser Busch	Intel
Banner Health Colorado	Larimer County
Broadcom Ltd.	Madwire/Marketing 360
City of Fort Collins	New Belgium Brewing Co.
Colorado State University	OtterBox
Columbine Health Systems	Poudre School District
Comcast	Qualfon
Good Samaritan Society	University of Colorado Health
Front Range Community College	Woodward, Inc.

Source: 2019 Book of Lists; Bizwest and Northern Colorado Economic Alliance



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