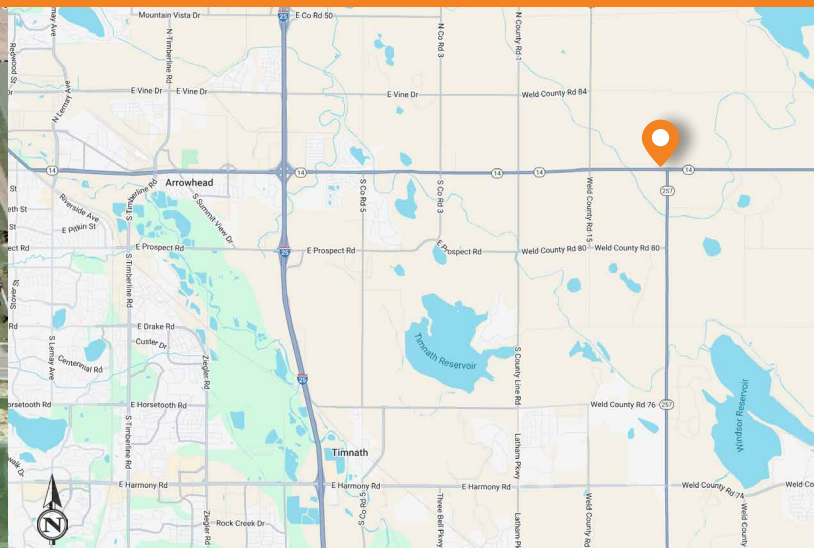


**40127 COUNTY ROAD 17 | FORT COLLINS, CO**



**FOR SALE**



## 3 Acres

- Rare corner in an underserved trade area available for sale.
- Property is 3.0 acres and will need to be annexed into the town of Severance.
- Seeking C-stores only.
- No existing C-store competition at the intersection.

|                                   |            |
|-----------------------------------|------------|
| <b>On Hwy 257 north of Hwy 14</b> | 646 CPD    |
| <b>On Hwy 257 south of Hwy 14</b> | 5,256 CPD  |
| <b>On Hwy 14 east of Hwy 257</b>  | 10,969 CPD |
| <b>On Hwy 14 west of Hwy 257</b>  | 9,049 CPD  |

Source: CDOT 2025



|                                                                                                                |           |           |           |
|----------------------------------------------------------------------------------------------------------------|-----------|-----------|-----------|
|  <b>POPULATION</b>        | 1,781     | 14,434    | 56,057    |
|  <b>AVERAGE HH INCOME</b> | \$226,372 | \$209,111 | \$168,950 |
|  <b>BUSINESSES</b>        | 64        | 384       | 1,683     |
|  <b>EMPLOYEES</b>         | 276       | 2,140     | 15,122    |

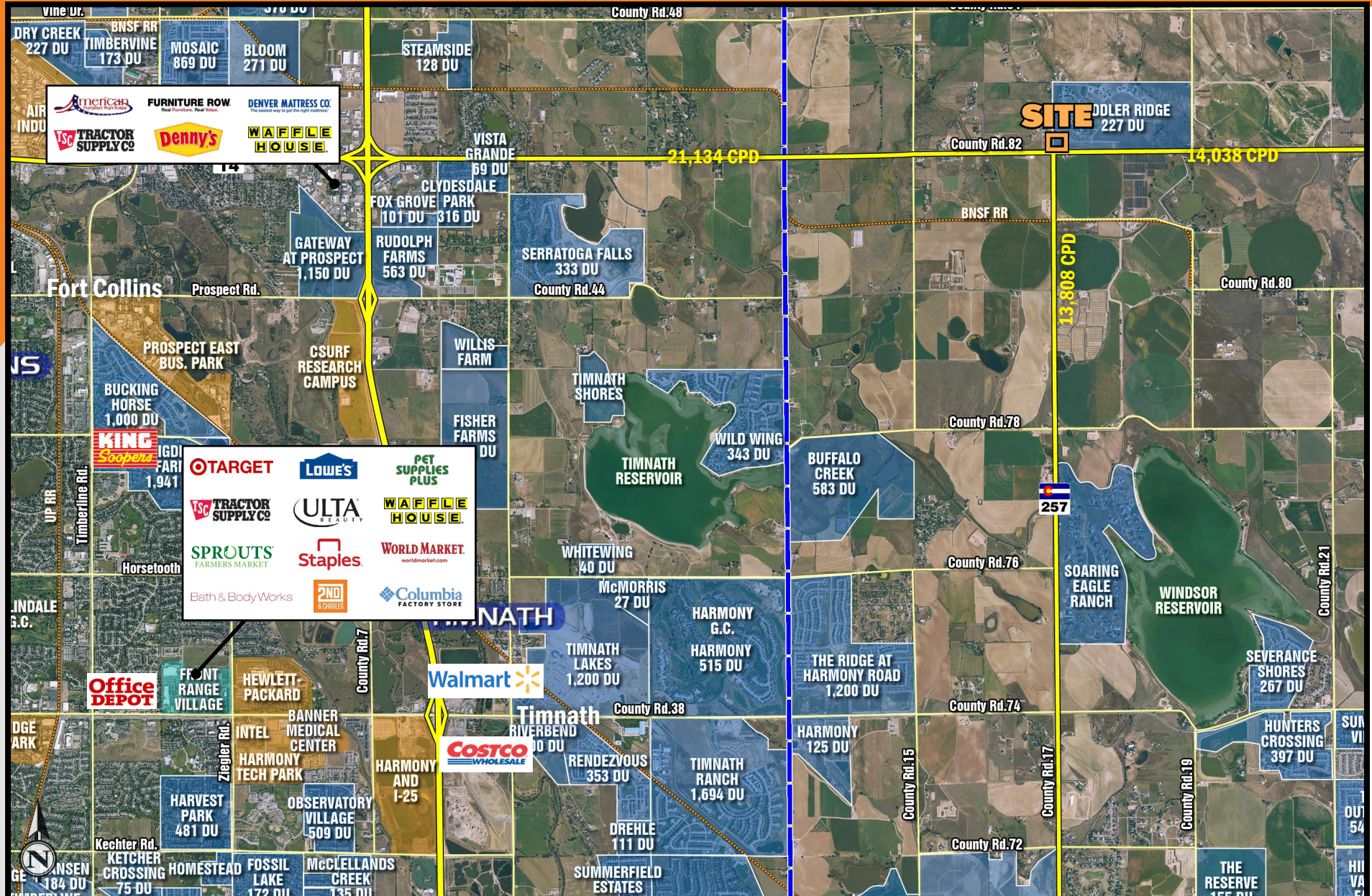
Source: Applied Geographic Solutions, 2025 Estimates

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# NWC HWY 14 & HWY 257

40127 COUNTY ROAD 17 | FORT COLLINS, CO





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