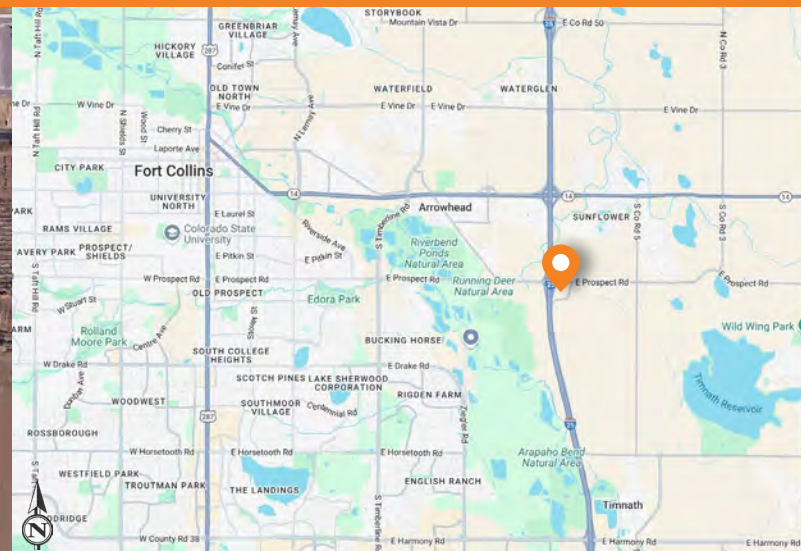


FORT COLLINS

SEC I-25 & PROSPECT ROAD - FORT COLLINS, COLORADO



AVAILABLE

- Approximately 14.5 acres for sale located on the SEC of I-25 & Prospect Rd.

PROPERTY HIGHLIGHTS

- Located within close proximity to the new Timnath Middle/High School with 1,500 students enrolled.
- Regional Sports Complex at Timnath Middle/High School with 3,500 stadium seats.
- Newly constructed Prospect Road & Interstate 25 interchange which has significantly opened the flow of traffic between Fort Collins and Timnath.
- Property is zoned General Commercial.

NEARBY RETAILERS



TRAFFIC COUNTS

On I-25 north of Prospect Road	65,972 CPD
On I-25 south of Prospect Road	73,443 CPD
On Prospect Road west of I-25	16,276 CPD

Source: CDOT 2025

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	33,626	119,674	203,108
AVERAGE HH INCOME	\$149,782	\$139,803	\$132,478
BUSINESSES	1,869	7,783	10,717
EMPLOYEES	18,849	67,154	83,991

Source: Applied Geographic Solutions, 2025 Estimates

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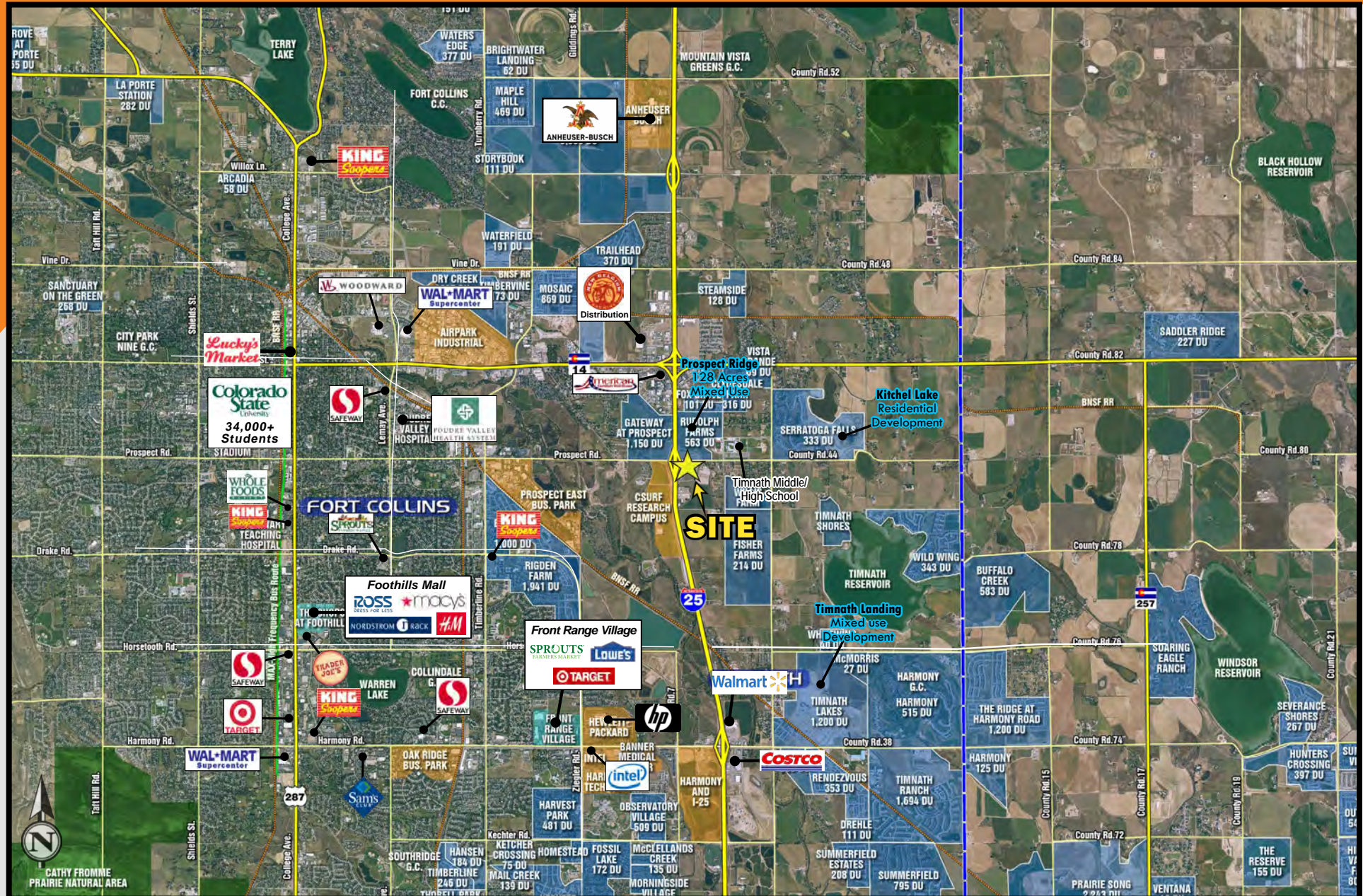
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