

FINAL INFRASTRUCTURE IN PROGRESS | READY FOR DEVELOPMENT

PROSPECT RIDGE

NEC I-25 & PROSPECT RD, FORT COLLINS, CO 80525

 CUSHMAN & WAKEFIELD

 LEGEND
PARTNERS

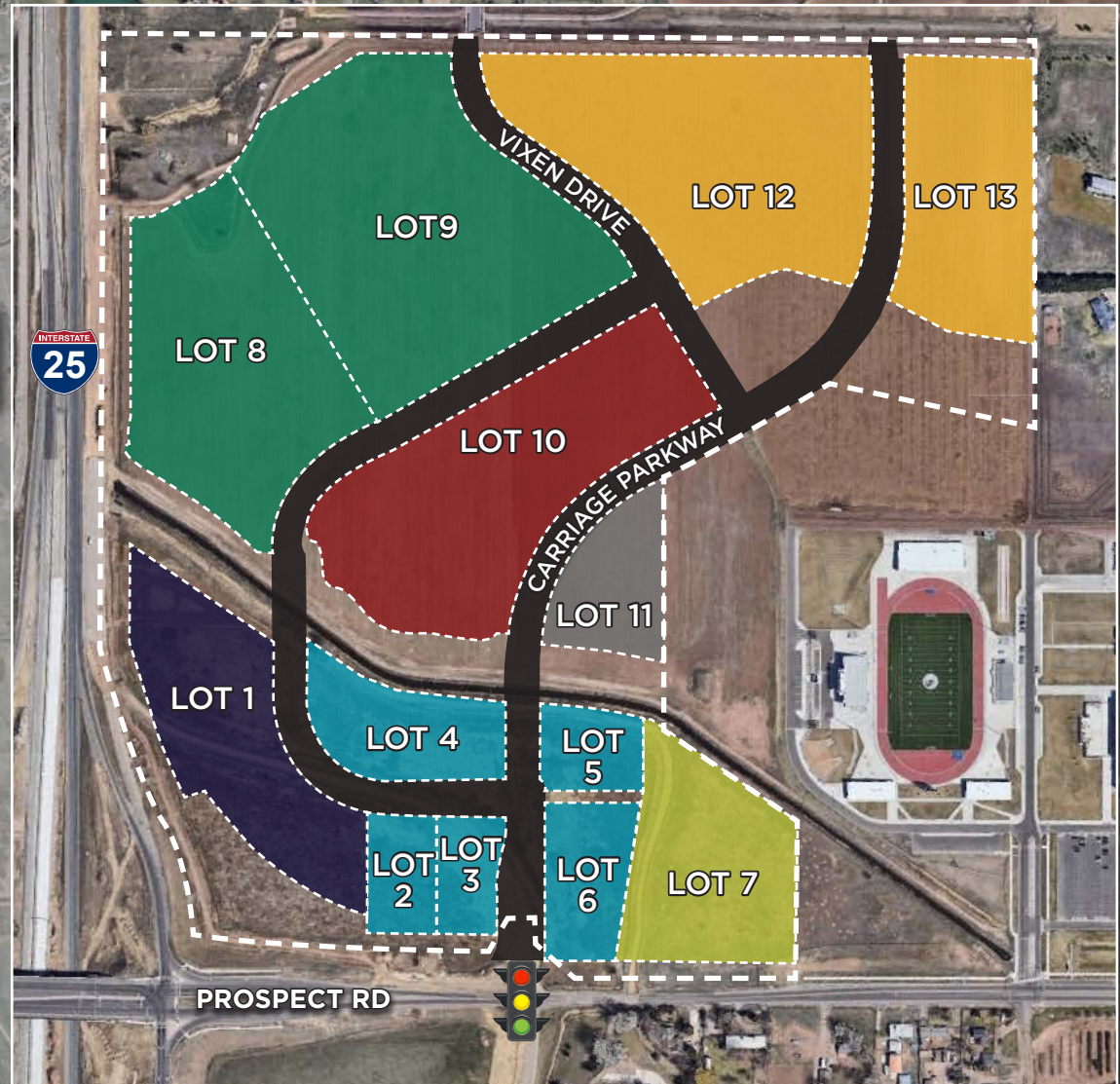
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This property is positioned just east of Fort Collins and CSU with easy access to I-25. These parcels offer several opportunities for retail, assisted living, storage and industrial uses with visibility from I-25.

AREA HIGHLIGHTS

- Newly constructed Prospect interchange at I-25
- New Timnath Middle-High School with 1,500 enrolled students
- Regional Sports Complex at Timnath Middle-High School with 3,500 stadium seats
- 500+ Residential units planned
- Prospect and Carriage Parkway Signalized Intersection



LOT BREAKDOWN

Lot	Proposed Use	Acreage	Availability
1	Apartments (231)	6.8 Acres	Available
2	Retail	1.4 Acres	Available
3	Retail	1.4 Acres	Available
4	Retail	2.4 Acres	Available
5	Retail	1.1 Acres	Available
6	Retail	2.6 Acres	Available
7	Senior Housing	5.9 Acres	Available
8	Industrial	7.9 Acres	Available
9	Industrial	14.7 Acres	Available
10	Mixed Use Retail/Apartments	9.3 Acres	Under Negotiation
11	Storage	3.1 Acres	Under Contract
12	Townhomes and Single Family Lots	12.5 Acres	Under Negotiation
13	Townhomes and Single Family Lots	6.9 Acres	Under Negotiation

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DEMOGRAPHICS		ESRI 2024		
	3 MILES	5 MILES	10 MILES	
2024 POPULATION	34,741	126,653	294,648	
2029 POP. PROJECTION	37,636	133,571	288,716	
DAYTIME POPULATION	49,946	162,160	158,658	
2024 HOUSEHOLDS (HH)	13,865	50,002	115,600	
2029 PROJECTED HH	15,178	53,442	124,661	
2024 AVG. HH INCOME	\$130,286	\$127,367	\$128,993	
TRAFFIC COUNT		CDOT, 2024		
STREET		AVG VEHICLES PER DAY		
I-25		69,000 VPD		
PROSPECT ROAD		19,887 VPD		

FORT COLLINS AREA OVERVIEW

About Fort Collins

Fort Collins, one of the healthiest cities in the U.S., boasts award winning schools, beautiful outdoor facilities, and a flourishing arts scene. Additionally, residents can visit any of the unique breweries, shops and restaurants located in the area.

The Fort Collins economy has a mix of manufacturing and service-related businesses. Many high-tech companies have relocated to Fort Collins because of the resources of Colorado State University and its research facilities.

Fort Collins is also home to many small businesses and entrepreneurial ventures. The Larimer Small Business Development Center helps small businesses in the area get started and become profitable while the Northern Colorado Economic Alliance attracts business while stimulating relevant economic opportunity and job growth for the region.

Other factors that attribute to the entrepreneurial climate of Fort Collins are Colorado State University's College of Business and its Institute for Entrepreneurship Center and the Rocky Mountain Innosphere, helping new clean energy, technology, and scientific startup companies get started.

Source: choosecolorado.com

Key Industry Clusters



**Advanced
Manufacturing**



**Health &
Wellness**



**Energy & Natural
Resources**



**Food &
Agriculture**



**Transportation &
Logistics**

Demographics Highlights

Fort Collins Region

Source: Esri



Total Population

172,581



Total Households

70,117



Per Capita Income

\$56,370



Median Age

32.8



Total Employees

91,639



Total Square Miles

58.47

FOR MORE INFORMATION, CONTACT:

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