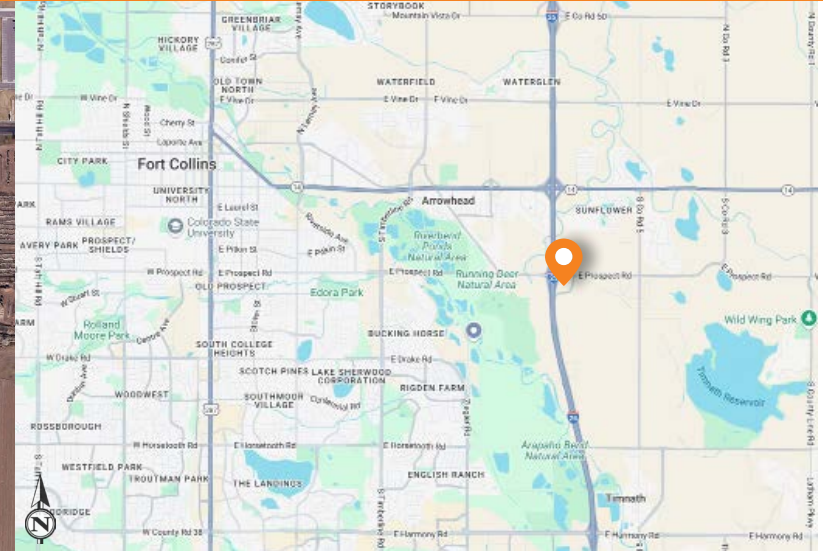


# FORT COLLINS

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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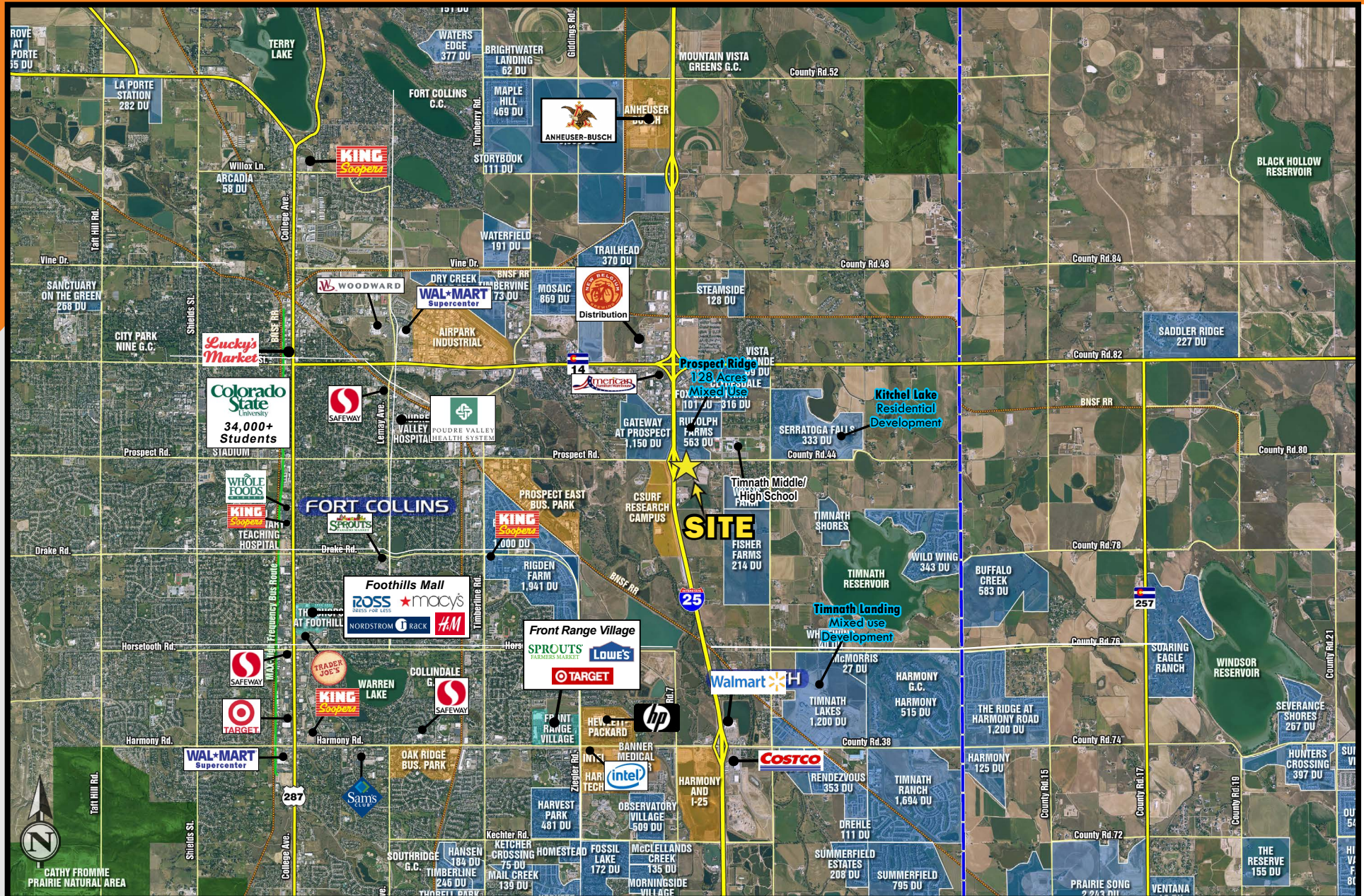
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# FORT COLLINS

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

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