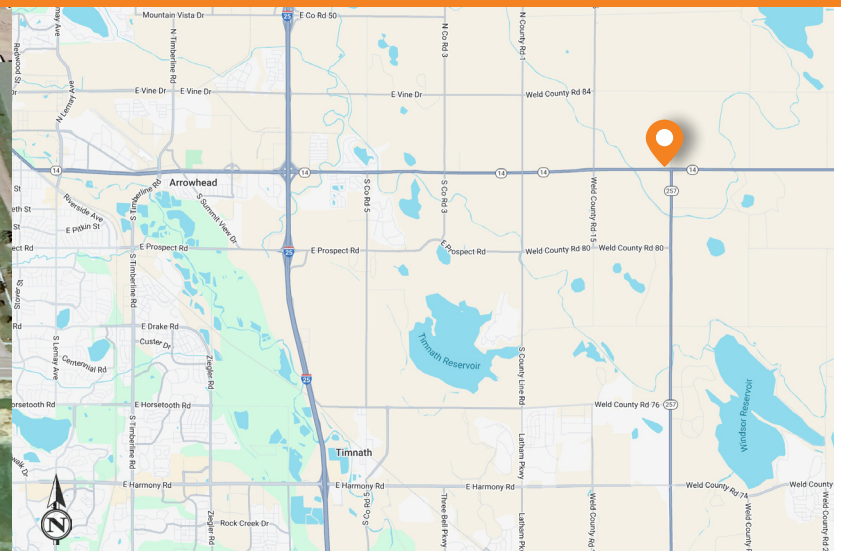
NWC HWY 14 & HWY 257

40127 COUNTY ROAD 17 | FORT COLLINS, CO

dhlb RETAIL BROKERAGE



AVAILABLE

3 Acres

PROPERTY HIGHLIGHTS

- 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.

NEARBY RETAILERS

Costco Wholesale, Walmart, Tractor Supply Co, American Furniture Warehouse

TRAFFIC COUNTS

On Hwy 257 north of Hwy 14	646 CPD
On Hwy 257 south of Hwy 14	5,256 CPD
On Hwy 14 east of Hwy 257	10,969 CPD
On Hwy 14 west of Hwy 257	9,049 CPD

Source: CDOT 2025

DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
POPULATION	1,781	14,434	56,057
AVERAGE HH INCOME	$226,372	$209,111	$168,950
BUSINESSES	64	384	1,683
EMPLOYEES	276	2,140	15,122

Source: Applied Geographic Solutions, 2025 *Estimates*

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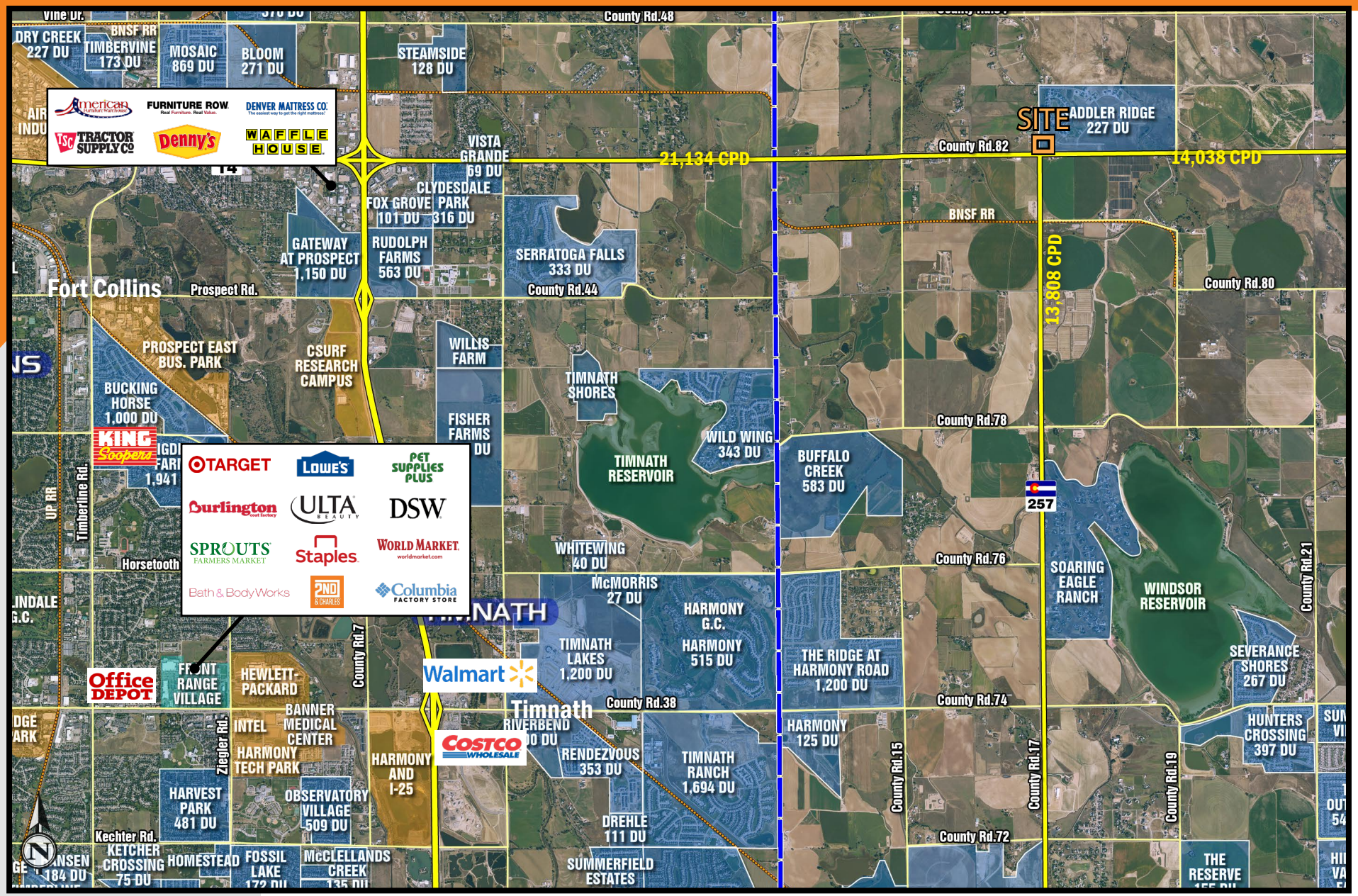

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BROKER DISCLOSURE