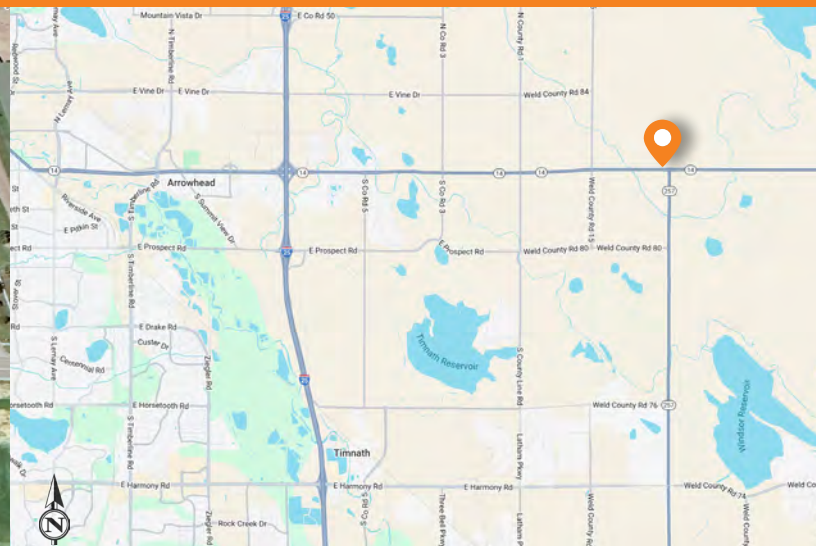


NWC HWY 14 & HWY 257

40127 COUNTY ROAD 17 | FORT COLLINS, CO



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.
- Positioned directly in a high-growth corridor with surging residential demand.
- No existing C-store competition at the intersection.

NEARBY RETAILERS



TRAFFIC COUNTS

On Hwy 257 north of Hwy 14	646 CPD
On Hwy 257 south of Hwy 14	5,253 CPD
On Hwy 14 east of Hwy 257	9,099 CPD
On Hwy 14 west of Hwy 257	13,146 CPD
Source: CDOT 2026	

DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
POPULATION	1,877	15,542	58,661
AVERAGE HH INCOME	\$210,917	\$204,007	\$176,005
BUSINESSES	64	379	1,680
EMPLOYEES	279	1,990	15,421

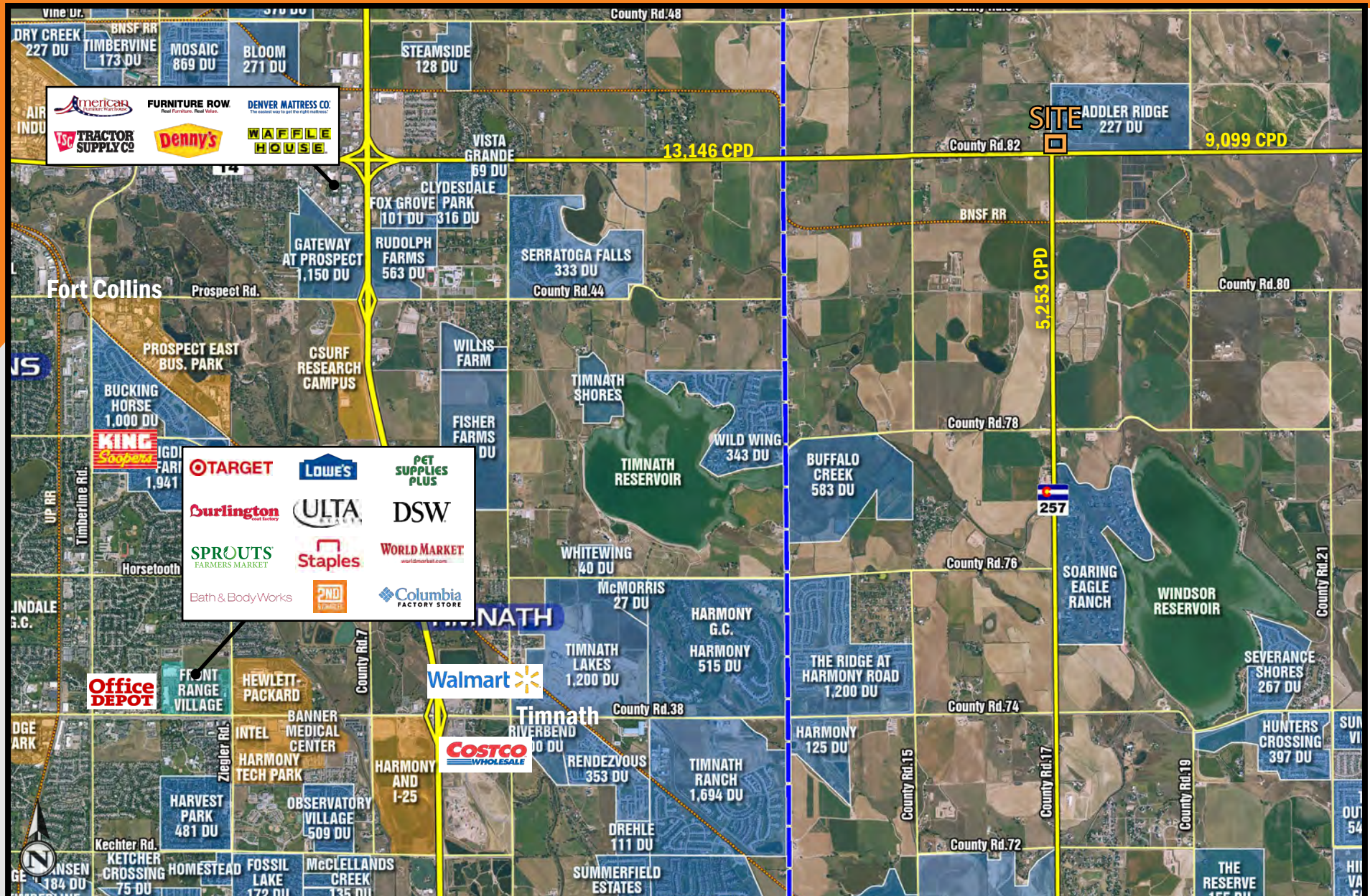
Source: Applied Geographic Solutions, 2026 Estimates

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40127 COUNTY ROAD 17 | FORT COLLINS, CO





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