6608 Autumn Ridge Road

CUSHMAN & WAKEFIELD

Fort Collins, Colorado 80525



4.86 Acre Development Opportunity Sale Price: \$695,000 (\$3.28/SF)

This site is zoned for neighborhood commercial or multi-family (up to 9 DU/acre) development. Utilities are adjacent to the property. Purchase also includes engineered plans for the construction of a church facility. *Please see reverse for site plan options.*

Property Features

Lot Size	4.86 Acres
Zoning	LMN - Low Density Mixed-Use Neighborhood
Vater/Sewer	South Fort Collins/Loveland Water
	Sanitation District

Property Highlights

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- Great southeast Fort Collins location
- 640 Feet of frontage
- Located on a major street with easy access to College Avenue and Lemay Avenue (8,250 VPD)



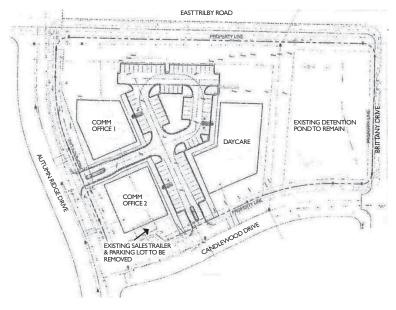
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VARIOUS DEVELOPMENT OPTIONS FOR THIS LAND

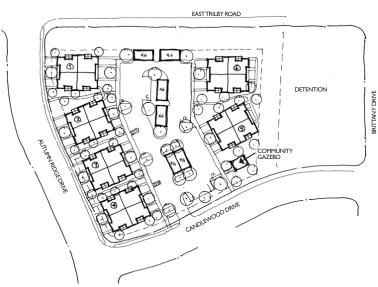
Option 1: Commercial Office Park Concept



LOW DENSITY MIXED-USED NEIGHBORHOOD DISTRICT (LMN)

Low-density housing mixed with supporting land uses that serve neighborhood and everyday living needs. Possible uses include:

- Multi-family dwellings
- Group homes
- Mixed use dwellings
- Parks/open land
- Childcare facilities
- Schools
- Mini storage facility
- Offices



Option 2: Multi-Family Housing Concept

PROVINCETOWNE FILING THREE

Conceptual Site Plan

6 8-Plex Buildings 48 Units 48 x 1.75 Spaces/Unit 84 Parking Spaces (Shown) (24 Garage)

60 Parking Spaces

For more information, please contact:

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