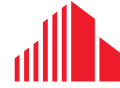


FOR SALE

6608 Autumn Ridge Road

Fort Collins, Colorado 80525



CUSHMAN &
WAKEFIELD



4.86 Acre Development Opportunity

Sale Price: \$695,000 (\$3.28/SF)

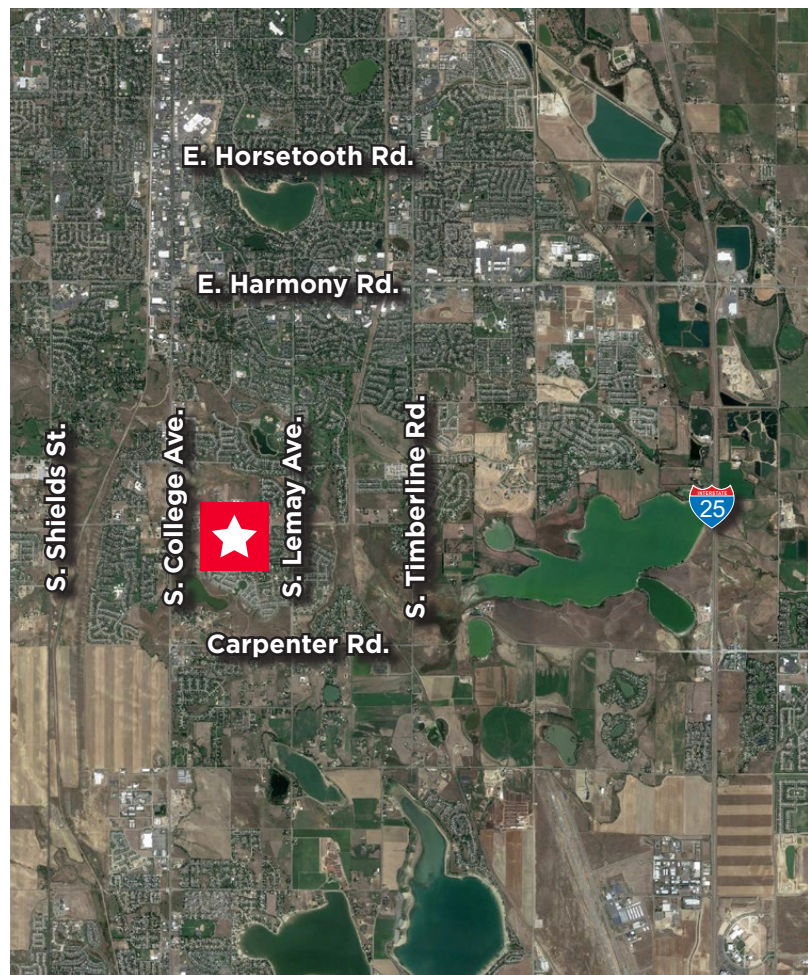
This site is zoned for neighborhood commercial or multi-family (up to 9 DU/acre) development. Utilities are adjacent to the property. Purchase also includes engineered plans for the construction of a church facility. *Please see reverse for site plan options.*

Property Features

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

Property Highlights

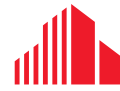
- Great southeast Fort Collins location
- 640 Feet of frontage
- Located on a major street with easy access to College Avenue and Lemay Avenue (8,250 VPD)



FOR SALE

6608 Autumn Ridge Road

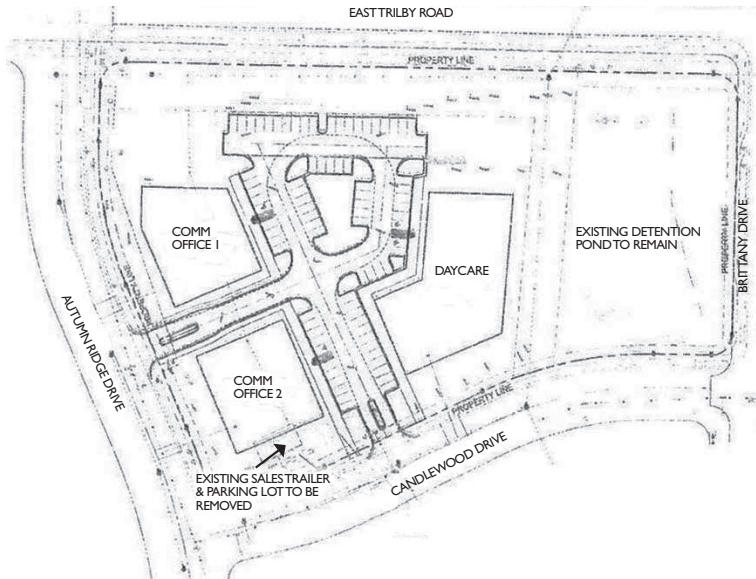
Fort Collins, Colorado 80525



**CUSHMAN &
WAKEFIELD**

VARIOUS DEVELOPMENT OPTIONS FOR THIS LAND

Option 1: Commercial Office Park Concept



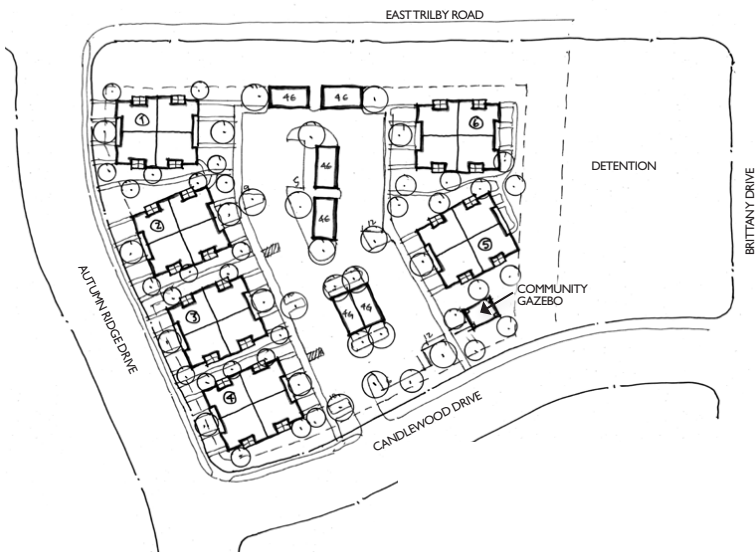
LOW DENSITY MIXED-USED NEIGHBORHOOD DISTRICT (LMN)

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)
<hr/>	
60 Parking Spaces	

For more information, please contact:

Cole Herk, CCIM
Director
+1 970 267 7726
cole.herk@cushwake.com

Russell Baker
Director
+1 970 267 7721
russell.baker@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, Colorado 80525

T +1 970 776 3900
F +1 970 267 7419

cushmanwakefield.com