

FOR SALE
COMMERCIAL PAD SITES
Opportunity Zone

TBD BRISTLECONE DRIVE
FORT COLLINS, COLORADO



Country Club Corners
Shopping Center

- Located at Willox Lane and North College Ave.
- Zoning: CS Commercial Service.
- Traffic Counts:
East Willox: 9,832
College Ave: 26,455
- North College Ave. is completely redesigned and rebuilt.
- Fast growing market. Hundreds of apartment units under construction. Expansive single family developments underway with many more in the planning process.
- Ideal location for Medical Office/Services, Brew Pub/Brewery or Restaurant uses ... all are extremely limited in North Fort Collins.



- Lot 1:** **SOLD.** Home of Firehouse Express Car Wash. Now in full operation.
- Lot 2:** 1.1 Acres. \$12/sf. Excellent site for Restaurant or Brew Pub. Requires storm drainage improvements.
- Lot 3:** 2.54 Acres. \$10/sf. Will divide. Permit ready.

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