



Infill Retail, Office & Light Industrial Sites Fort Collins, CO

Fastest growing area in Fort Collins!

Frontage lots available in rapidly growing and underserved trade area. Two separate retail, office and/or light industrial locations just west and just north of the Timberline Rd. and Drake Rd. intersection. Within 1 mile of the fastest growing residential area in Fort Collins, significant employment, Timberline Church (Congregation of 10,000+), and Fort Collins High School .

LAND AVAILABILITY	SIZE	PRICE
Site A*:	1.0± ac. to 2.3± acres	\$10.00 psf
Site B*:	1.0± ac. to 5.46± acres	\$5.00 - \$18.00 psf

*Also available for ground lease.

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Executive Summary

Market Data:

Northern Colorado Trade Area:

Northern Colorado's trade area consists of approximately 540,000 people and is known nationally for its high quality life. Home to Colorado State university and University of Northern Colorado, the region's population is largely young and well-educated, with a diverse workforce.

Fort Collins Accolades:

- No. 5 Most Educated City by *Census Bureau's American Community Survey* (2010).
- No. 6 Best Place to Live by *Money Magazine* (2010).
- No. 4 Best Places for Business and Careers by *Forbes Magazine* (2010).
- No. 7 Best Mid-sized Metro Area in the Nation by *Bizjournals.com* (2009).
- No. 2 Best Metro for Business and Careers by *Forbes Magazine* (2009).
- No. 2 Best Place to Live by *Money Magazine* (2008).

Major Employers:

Major Fort Collins employers includes: Colorado State University (7,000), Poudre School District (3,700), Agilent Technologies (2,800), Anheuser Busch (750), Hewlett Packard (3,100), Intel (300), Poudre Valley Health (3,120), Advanced Energy (1,700), Woodward (1,100), New Belgium (320), AMD (175), Waterpik (200), and In-Situ (87).

Higher Education:

Fort Collins is home to Colorado State University with 25,000 students and 7,000 employees. Colorado State University is a significant employer and contributes greatly to the vibrancy of the local economy by providing jobs, an educated workforce, and technology transfer to the private sector.

Location Information:

Demographics:

	<u>1-Miles</u>	<u>3-Miles</u>	<u>5-Miles</u>
2010 Est. Population	7,714	69,531	157,469
2015 Projected Population	8,306	74,745	171,033
Avg. Fam. HH Income	\$79,963	\$70,606	\$71,477
Median Age	33.4	32.8	30.6
B.S. Degree or Higher	55.0%	49.5%	49.6%
Daytime Employment	7,085	72,581	90,041

Source: Demographics from Site To Do Business (08/11/2011).

Location:

Central Fort Collins location just north of the busy NWC of Drake Road and Timberline. 1/4 mile from a King Soopers (Kroger) anchored shopping center, great visibility, easy access, and excellent demographics. With significant residential (existing, under construction and planned) in the immediate area, this is rapidly becoming the most densely populated and underserved trade area in the City.





**Local Distance/
Drive times:**

<u>Employers:</u>	<u>Driving Distance</u>	<u>Est. Drive Time</u>
Police Services:	.01 miles	1 minute
Value Plastics:	.07 miles	2 minutes
LSI Logic:	0.8 miles	2 minutes
Advanced Energy:	1.0 miles	2 minutes
Orthopedic Center of the Rockies:	1.0 miles	2 minutes
7 Lakes Business Park:	1.0 miles	2 minutes
Woodward Governor:	1.3 miles	3 minutes
Waterpik:	1.4 miles	3 minutes
Prospect E. Business Park:	1.6 miles	5 minutes
Poudre Valley Hospital	2.4 miles	8 minutes
Hewlett Packard:	2.5 miles	12 minutes
Intel:	2.6 miles	13 minutes

Education

Colorado State University:	3.5 miles	10 minutes
CSU Veterinary School:	2.6 miles	9 minutes
Fort Collins High School:	1.0 miles	2 minutes

Retail

King Soopers:	0.03 miles	2 minutes
Sunflower Market:	1.5 miles	4 minutes

Traffic Counts:

Timberline road:	30,787 vehicles per day
Drake road:	20,180 vehicles per day

Site Information:

Land Availability:

	Zoning **	Size	Price
Site A*	L-M-N	1.0± to 2.3± acres	\$10 per square foot
Site B*	E	1.0± to 5.46± acres	\$5 - \$18 per square foot

*Also available for ground lease.

**See "Entitlements".

Entitlements:

The property is zoned and requires platting. Site plan approvals can run concurrently with the plat approval process. The plat approval process will be either administrative or by board review, subject to the use (see next page).

Entitlements

Cont.:

Site A: The property with Drake Rd. frontage is zoned Low Density Mixed-Use Neighborhood District (L-M-N). The following are examples of uses permitted in the L-M-N District, subject to administrative review:

- Child care centers
- Neighborhood centers consisting of at least two of the following uses: mixed-use dwelling units; retail stores with less than five thousand (5,000) square feet of building footprint area; convenience retail stores; personal and business service shops; small animal veterinary facilities; offices, financial services and clinics containing less than five thousand (5,000) square feet of building footprint area; community facilities; neighborhood support/recreation facilities; schools; child care centers; and places of worship or assembly.
- Adult day/respice care centers

The following are examples of uses permitted in the L-M-N District, Subject to Planning and Zoning Board review:

- Standard and fast food restaurants (with or without drive-in or drive-through facilities)
- Convenience retail stores with fuel sales
- Offices, financial services, clinics and artisan and photography studios

Site B: The property with Timberline Rd. frontage, just north of Nancy Gray Avenue, is zoned Employment District (E). The following are examples of uses permitted in the E District, subject to administrative review:

- Offices, financial services & clinics
- Bars & Taverns
- Veterinary facilities & small animal clinics
- Child care centers
- Personal & business service shops
- Dog daycare facilities
- Adult day/respice care centers
- Light industrial uses
- Research laboratories
- Wholesale distribution
- Warehouses



Entitlements

Cont.:

The following are examples of uses permitted in the E District, subject to Planning and Zoning Board review:

- Standard and fast food restaurants (without drive-in or drive-through facilities)
- Convenience shopping centers
- Drive-in restaurants (only if located in a convenience shopping center)
- Health & membership clubs
- Artisan & photography studios & galleries
- Veterinary hospitals
- Limited indoor recreation facilities
- Enclosed mini-storage facilities

Please note that other uses may be permitted administratively or by Planning and Zoning Board review. Please see the Fort Collins Land Use Code for a complete list of these uses and other important zoning standards.



Infrastructure:

Water:

8" waterline installed in Charles Brockman Drive and Nancy Gray Avenue.

Sanitary Sewer:

10" sanitary sewer line in Charles Brockman Drive.

Roadways:

Intersection improvements at Drake Road and Timberline Road recently complete (including widening, turn lanes, and signal). Charles Brockman Drive (just south of Site B) is complete. Signal at Nancy Gray Avenue installed.

Detention:

On-site detention may be required.

Dry Utility Providers:

Electric:	City of Fort Collins
Gas:	Xcel Energy of Colorado
Telephone:	Qwest
Cable:	Comcast

Topography:

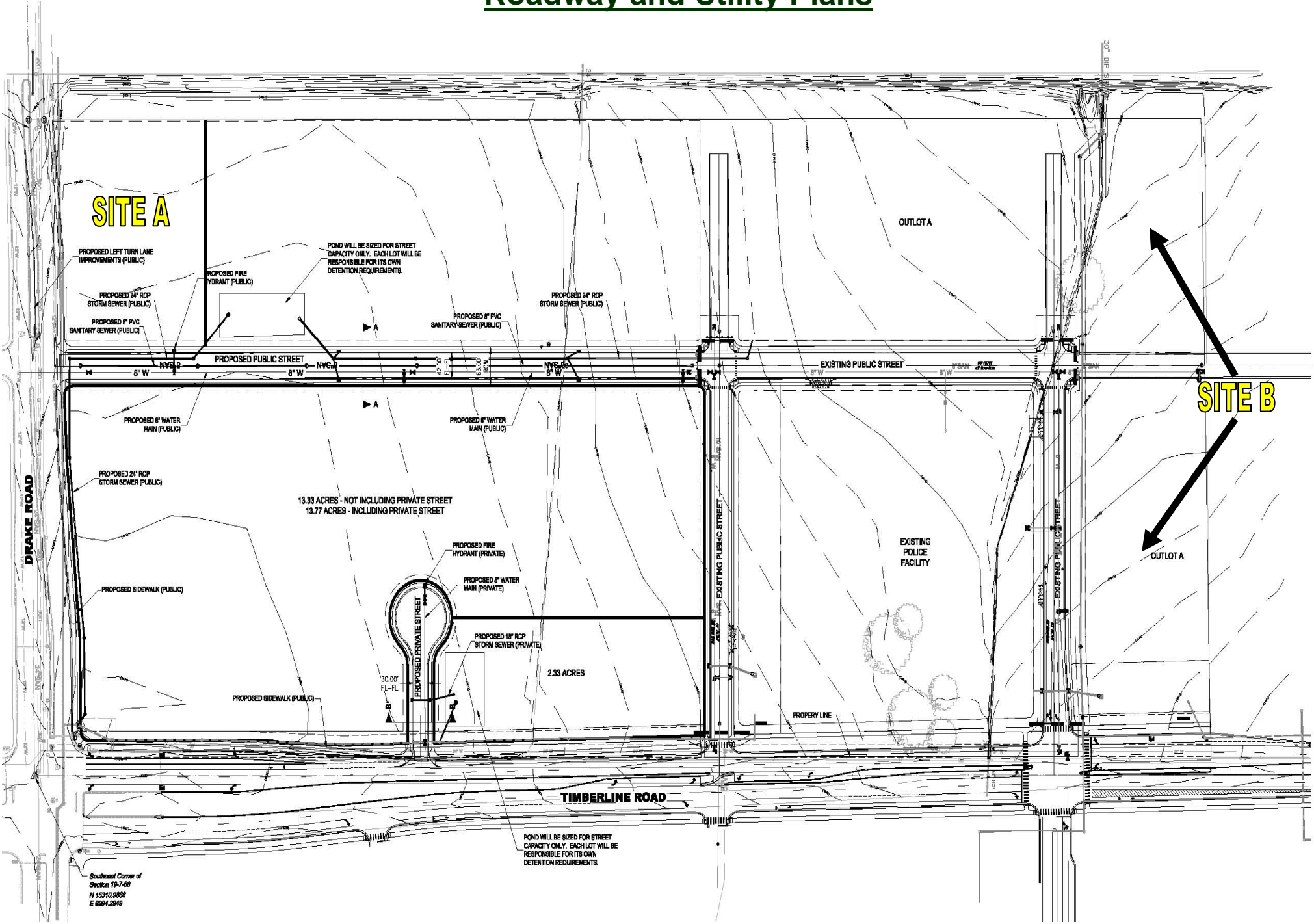
Relatively flat, no readily apparent topographical issues.

Public Services:

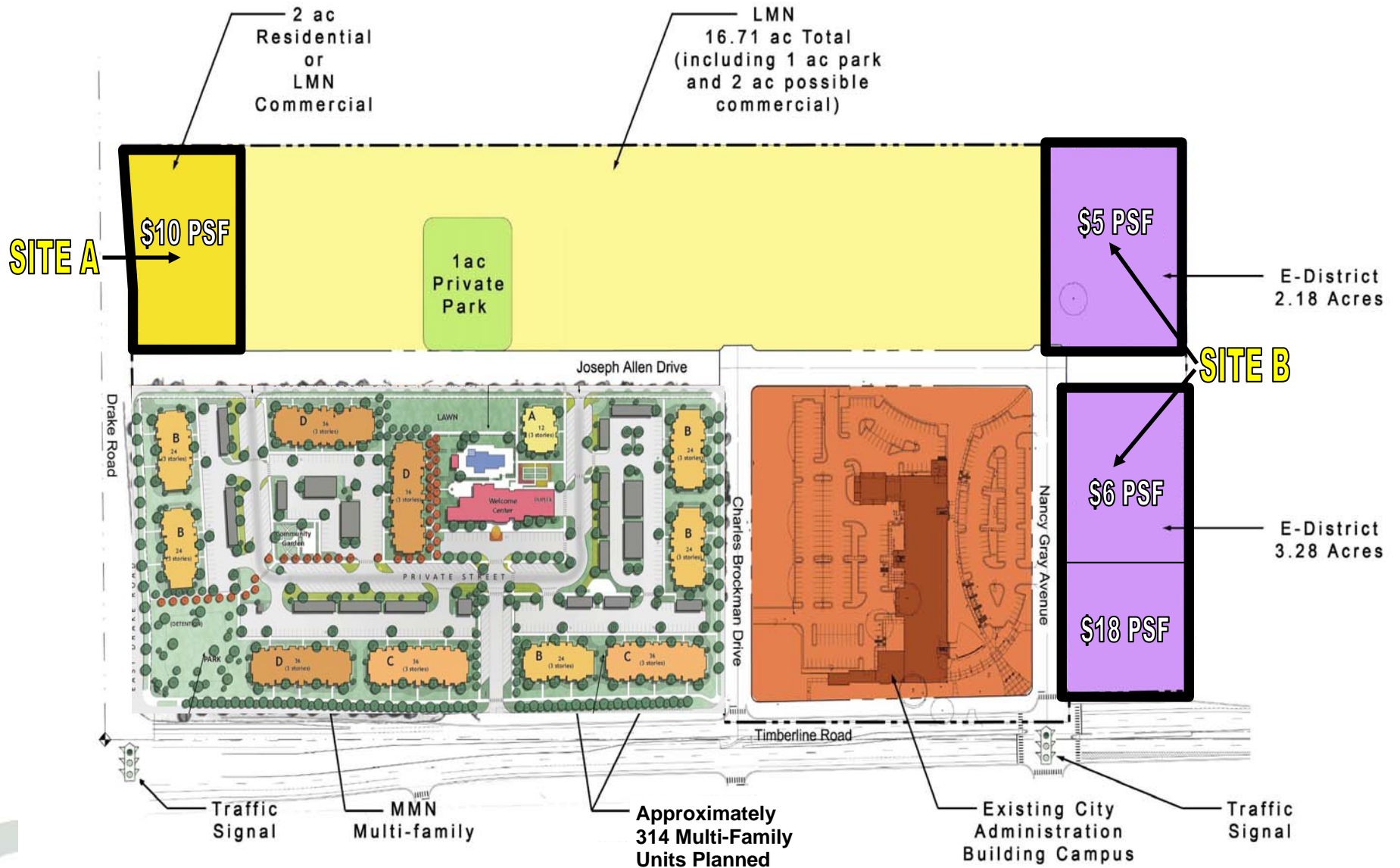
Police:	City of Fort Collins
Fire:	Poudre Fire Authority
School District:	Poudre School District



Roadway and Utility Plans

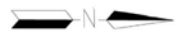
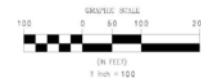


Spring Creek Farms North Concept Plan



CHRISLAND
COMMERCIAL REAL ESTATE

August 4, 2008



Recent News Article

McWhinney to build apartments at Drake and Timberline site in Fort Collins

By: Pat Ferrier
The Coloradoan
Published: April 4, 2012

DTMF Investments, an entity related to McWhinney company in Loveland, has purchased 16 acres in Fort Collins, where it plans to build 314 apartments in 11 buildings.

The property at the northwest corner of Timberline and Drake roads "was in high demand, and the buyer beat out several other suitors including multiple national apartment developers," said Chrisland Commercial principal Ryan Schaefer, which represented the seller, SC Multifamily LLC, in Tuesday's transaction.

"This is the best multifamily site that I have seen trade hands in the past decade in Northern Colorado," he said in a statement.

The property sits on land south of Fort Collins Police Services, across the street from the Sidehill development and catty corner from the King Soopers shopping plaza at Rigden Farms.

McWhinney's Spring Creek Farms North joins several other residential housing projects in the one-mile stretch of Timberline Road between Prospect and Drake roads.

Bellisimo, owned by Gino Campana, is developing an artisan village and about 500 living units on 160 acres with trails, a small working farm and a community garden just north of Sidehill.

"There's going to be a lot of synergy on that 1-mile stretch," said Campana, who has yet to decide whether his project will include apartments or condos.

"There is enough demand in the market that there's room for all of us," Campana said Tuesday. "We view it as 100 percent positive. It does nothing but help add attention to what we're trying to do at Bucking Horse. McWhinney turns out fantastic projects; we're happy to see them working across the street from us."

Mike Hill, senior vice president for multifamily development at McWhinney, said they are looking forward to Bucking Horse across the street. "It will have great amenities and benefits for our community as well."

Hill said about 25 percent of the apartments will have detached garages and all will feature stainless steel appliances, granite countertops, upgraded flooring, a clubhouse and other amenities.

Groundbreaking is expected in September or October with buildout taking about 16 months.

McWhinney has sought to enter the Fort Collins apartment market for months and pulled out of a contract in Old Town when they couldn't make the economics work for the kind of project they envisioned - a combination of apartments, office and retail space, along with a parking garage.

With vacancy rates at near-record lows in Fort Collins and Loveland, McWhinney has jumped full force into apartment construction.

Hill said the company is looking at other land in Fort Collins for apartments but has not finalized a deal.

Last year, McWhinney built a \$45 million, 303-unit luxury apartment complex, Lake Vista, in Loveland and in March broke ground on 252 units on the Van de Water property off U.S. Highway 34.

