

# Timberline and Drake Road Pad Sites

Two separate pad site locations just west and just north of the Timberline Rd. and Drake Rd. intersection. Within 1 mile of significant employment and Fort Collins High School.

**LAND PRICE:** Site A: \$10.00 psf  
Site B: \$16.00 psf

**SIZE:** Site A: 1.0± acres to 2.3± acres  
Site B: 1.0± acres to 2.3± acres

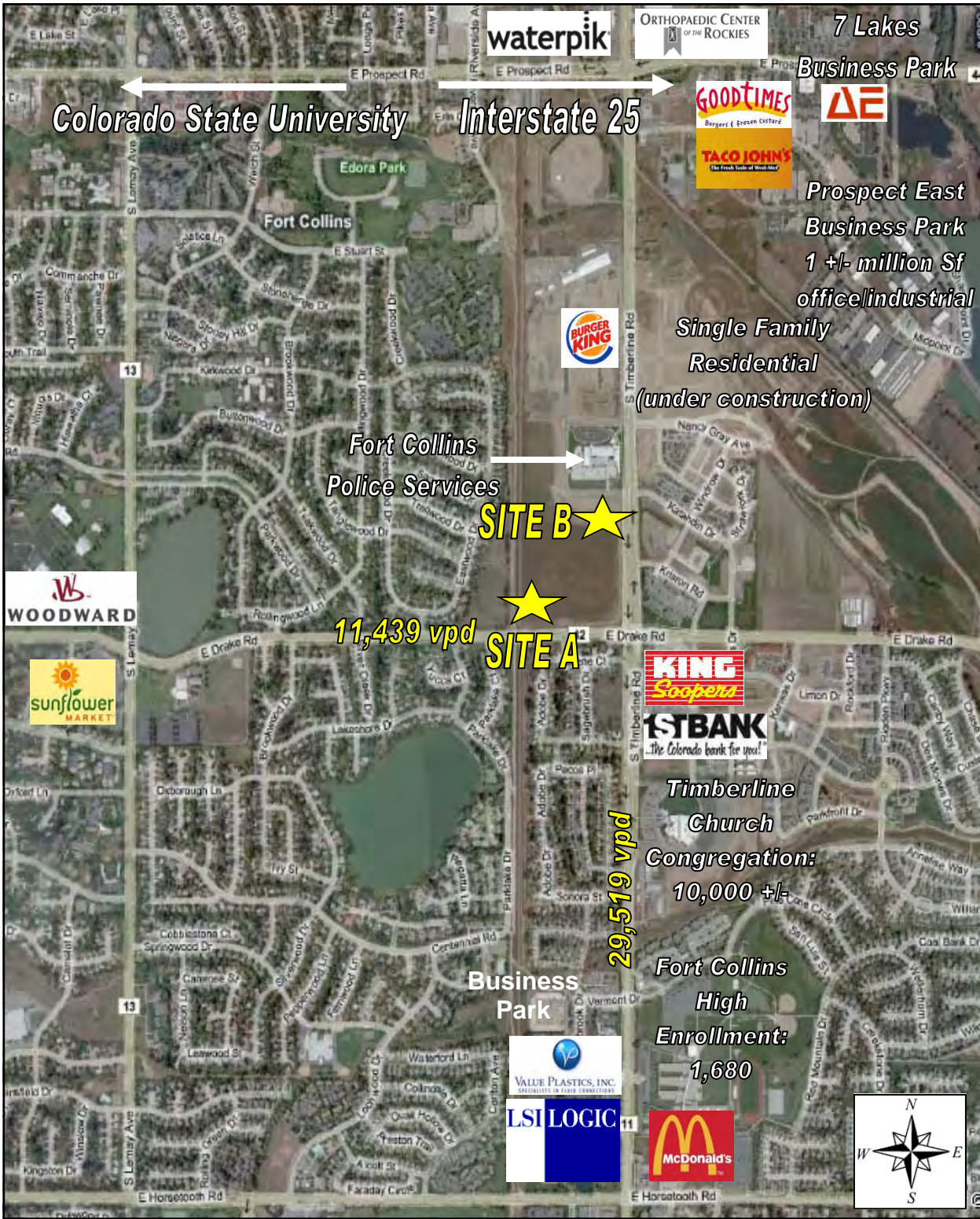
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# Executive Summary

## 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. 2 Best Place for Business and Career by Forbes Magazine (02/2009).
- No. 2 Best Place to Live by Money Magazine (2008).
- No. 7 Best Mid-sized Metro Area in the Nation by Bizjournals.com (02/2009).
- No. 10 Best-Educated City in America by Forbes Magazine (11/2008).
- Top 20 Places to Thrive by Best Boomer Towns (02/2009).
- Gold Level Bicycle Friendly Community by League of American Bicyclists (09/2008).

### **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>
2008 Est. Population	12,697	98,574	152,232
2013 Projected Population	12,603	101,304	161,261
Avg. Fam. HH Income	\$62,763	67,777	75,511
Median Age	34.6	28.8	30.1
B.S. Degree or Higher	41.3%	45.8%	48.1%

Source: Demographics from Site To Do Business (04/15/2009).

### **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 multi-family (existing and planned) on three of the four corners this could become the most densely populated intersection in Fort Collins.





**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:	29,519 vehicles per day
Drake road:	11,439 vehicles per day

**Site Information:**

**Size:**

Approximately 1 acre to 2.3 acres (Site A).  
Approximately 1 acre to 2.3 acres (Site B).

**Price:**

\$10 per square foot (Site A)  
\$16 per square foot (Site B)

**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 (Site B) is zoned Medium Density Mixed-Use Neighborhood District (M-M-N). The following are examples of uses permitted in the M-M-N District, subject to administrative review:

- Restaurant, limited mixed-use
- Convenience retail stores without fuel sales
- Child care centers
- Places of worship or assembly

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

- Offices, financial services, clinics and small animal veterinary clinics
- Personal and business service shops
- Long-term care facilities
- Public and private schools for elementary, intermediate and high school ed.

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.

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:**

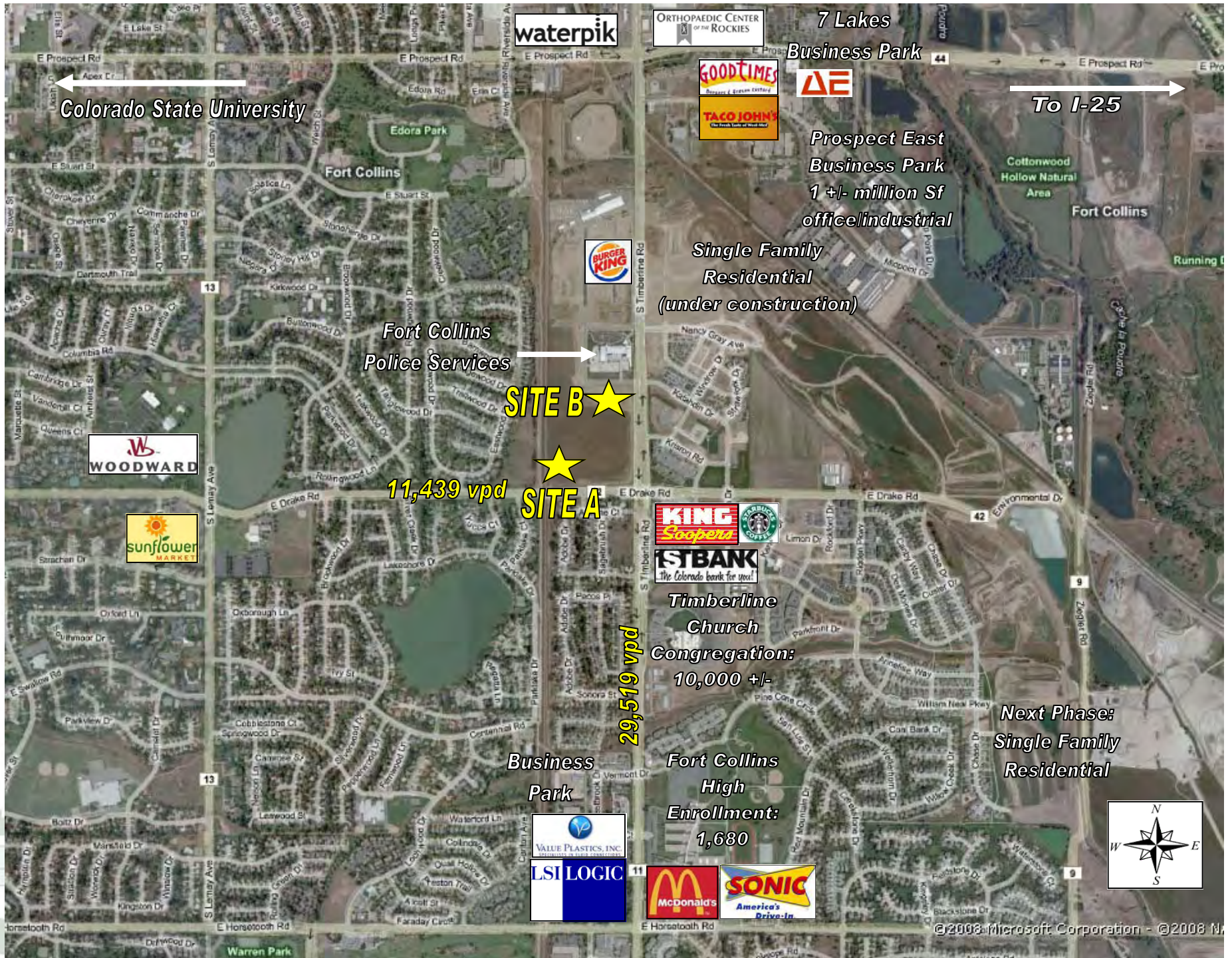
Relatively flat, no readily apparent topographic issues.

**Public Services:**

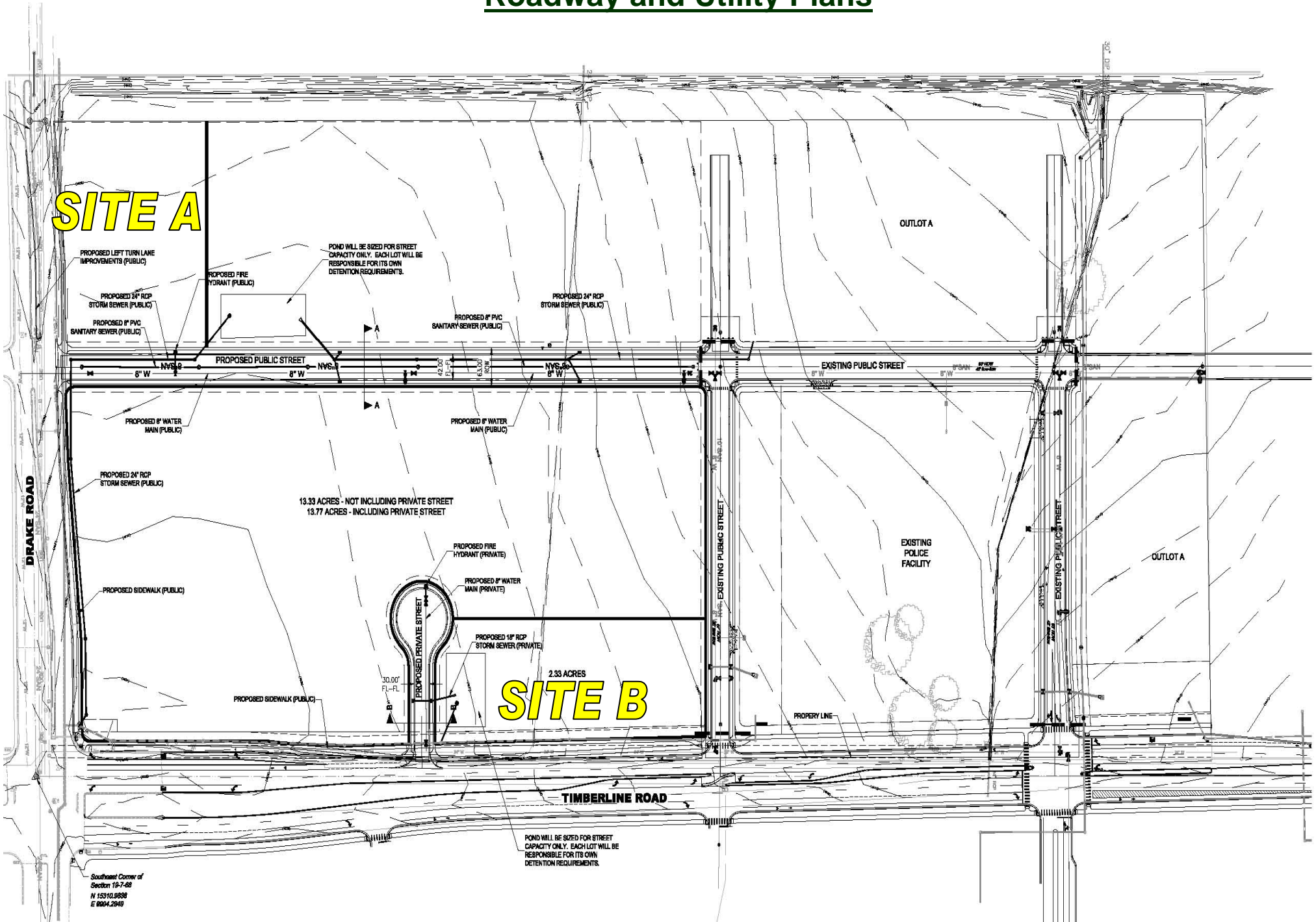
Police:	City of Fort Collins
Fire:	Poudre Fire Authority
School District:	Poudre School District



# Spring Creek Farms North Aerial Map

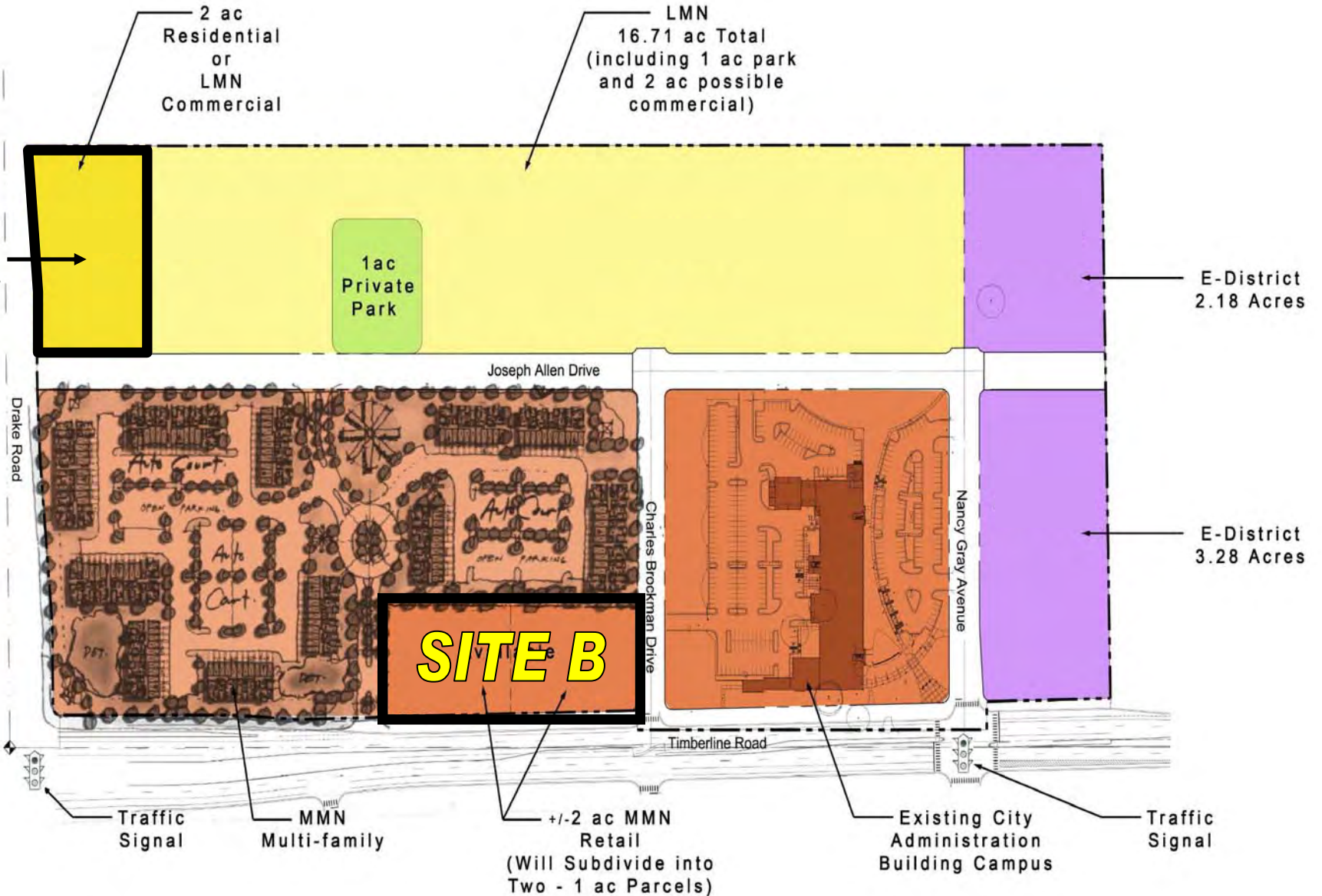


# Roadway and Utility Plans



# Spring Creek Farms North

**SITE A**



CHRISLAND  
COMMERCIAL REAL ESTATE

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