

MAJOR PRICE REDUCTION!

PAVILION LANE

FORT COLLINS, COLORADO

**3 COMMERCIAL PARCELS
NOW OFFERED TOGETHER FOR \$300,000**

Acquire approximately 26,940 SF of commercial land in the heart of Fort Collins' Harmony Corridor for nearly 40% below original pricing.

308 PAVILION LANE

8,904 SF

326 PAVILION LANE

8,600 SF

320 PAVILION LANE

9,436 SF

INVESTOR & DEVELOPER OPPORTUNITY

- Buy all three parcels
- Hold for future appreciation
- Develop immediately
- Future opportunity to sell parcels individually
- Utilities stubbed to site
- Adjacent to Kind Soopers-anchored retail center

INVESTMENT HIGHLIGHTS

PROPERTY DESCRIPTION

Rare opportunity to acquire three contiguous commercial development parcels totaling approximately 26,940 square feet in one of Fort Collins' most established retail corridors. Offered together for just \$300,000, this assemblage presents a compelling opportunity for investors, developers, or land bankers seeking future upside in a high-growth market.



WHY THIS OPPORTUNITY STANDS OUT

DRASTIC PRICE REDUCTION

Previous Combined Pricing	\$485,000
New Pricing	\$300,000
Reduction	\$185,000
Investor Opportunity	38% DISCOUNT

FLEXIBLE EXIT STRATEGIES

- Develop all three sites
- Develop one or two parcels and hold the remainder
- Land bank for future appreciation
- Resell individual lots in the future

PRIME INFILL LOCATION

- Located near the Harmony Road and College Avenue retail corridor
- Adjacent to established national retailers
- Existing infrastructure in place







HARMONY RD
32,790 VPD
(2018)

QDOBA
MEXICAN EATS

KING
Soopers
Papa Murphy's

FedEx

PETSMART

Tuesday Morning

BUFFALO
WILD WINGS

HomeGoods

Walgreens

Cafe Rio
MEXICAN GRILL
HARBOR FREIGHT
TOOL & EQUIPMENT

Goodwill

8,904 SF
LOT

CANDLEWOOD
SUITES

PAVILION LN
12,320 VPD
(2018)

8,600 SF
LOT

9,436 SF
LOT

JFK PKWY
11,780 VPD
(2018)

NOW \$300,000 FOR ALL
THREE PARCELS
APPROX. 26,940 SF TOTAL
SOLD TOGETHER

THE OPPORTUNITIES:

Three lots at the corner of John F. Kennedy Parkway and Pavilion Lane, just 0.1 mile from the hustle and bustle of the Harmony Road and College Avenue intersection.

STRATEGIC ADVANTAGES:

- Three parcels sold as one assemblage
- Commercial zoning already in place
- Utilities stubbed to lot lines
- No on-site stormwater detention requirements
- Adjacent to established hotel and retail uses
- Located in one of the city's strongest commercial corridors
- Multiple future disposition strategies

POTENTIAL EXIT STRATEGIES:

- Develop now
- Hold for appreciation
- Sell individual parcels in the future
- Build and lease for long-term income

THE DETAILS

ZONING: HARMONY CORRIDOR DISTRICT (HC)

UTILITIES STUBBED TO LOT LINE FOR EACH PARCEL

NO ON-SITE STORMWATER DETENTION REQUIREMENTS



DEMOGRAPHICS

	1 Mile		3 Miles		5 Miles		10 Miles	
PLACE OF WORK								
2025 Businesses	1,050		4,110		7,810		13,610	
2025 Employees	11,968		47,923		100,157		163,229	
POPULATION								
2025 Population	9,396		96,309		170,584		333,206	
2030 Population	9,527		99,842		176,517		348,917	
2025-2030 Annual Population Growth Rate	0.28%		0.72%		0.69%			
HOUSEHOLDS								
2025 Households	4,498		40,926		69,595		135,675	
2025-2030 Annual Household Growth Rate	0.39%		0.95%		0.94%		1.13%	
AVERAGE INCOME								
2025 Average Household Income	\$112,613		\$136,317		\$127,906		\$134,004	
2030 Average Household Income	\$128,909		\$157,021		\$147,453		\$153,952	
DAYTIME POPULATION								
2025 Daytime Population	15,964		99,237		187,907		344,841	

DEMOGRAPHICS

1.49%

Regional Population Growth
(3 mile radius)

.83%

National Population Growth

\$80,435

Median Household Income

323,193

Population
(2023, 10 mile radius)

156,928

Employees
(10 mile radius)

12,615

Businesses
(10 mile radius)

PSYCHOGRAPHICS

TOP LIFESTYLE SEGMENTS

URBAN CHIC

Well-educated, married couple families and singles who live in the suburbs of major metros on both coasts. Professional and managerial positions in technical and legal occupations fund exclusive, upscale, and sophisticated lifestyles. Portfolios are healthy, filled with stocks, bonds, and real estate investments. Tech savvy. Leisure time is spent visiting museums, traveling, drinking imported wine, going out to the movies, skiing, and practicing yoga.

BRIGHT YOUNG PROFESSIONALS

Active, young, educated, working professionals. There are more renters than homeowners and also more racially diverse couples. White-collar jobs with a mix of food service and part-time employment for those who are still in college. Concern about the environment impacts purchases. Up on technology and own newer computers and other devices. For fun, they go to bars/clubs, visit the zoo, play sports, and eat out often.

GREEN ACRES

Older, self-reliant, married couples who are still working, but edging toward retirement. Most have no children living at home. Earn income from wages and salaries, investments, and increasingly, Social Security benefits. Country life in the rural pockets of urban areas, living in older single-family homes with acreage. Handle maintenance and remodeling projects, vegetable gardening, active in the community Focusing spending on quality and durability.

SOCCER MOMS

Live in affluent, family-oriented neighborhoods in the outer suburbs. Hectic jobs, long commutes, and busy lives with growing children. Fans of conveniences such as banking and shopping online and housekeeping services. Building investments such as funds, bonds, and stocks. Involved in sports and outdoor activities such as jogging, biking, golf, boating, and trips to a theme park.

SAVVY SUBURBANITES

Empty nesters or empty-nester wannabes who still have adult children living at home in established, owner occupied suburban neighborhoods. Well-educated, well-read, and well-capitalized. Research products prior to purchase, and seek quality instead of price. Technology is used for everything including communicating, shopping, banking, and staying current on the news. Even though financially secure, use a variety of resources for informed investing. Foodies and enjoy cooking; natural or organic products are preferred. Exercise, and buy top-of-the-line gear for golf and skiing. Good food and wine and cultural events are also not to be missed.

NORTHERN COLORADO AT A GLANCE

TOP EMPLOYERS



PAVILION LANE FORT COLLINS, COLORADO

REGIONAL ACCOLADES

No. 5

2021 Top 10 Remote-Ready
Cities in the US
Livability - January 2021

Top 25

U.S. Growth City, 2020
Migration Trends
U-Haul - January 2020

No. 8

Most Fitness Friendly Places
for 2021
Smart Asset - December 2020

No. 1

The Best Places to Live in
America in 2020
Market Watch - October 2020

No. 13

The 15 Best Places to Live in
the United States
The Street - October 2020

Best Cities

for First-Time
Homebuyers,
SmartAsset - October 2020

No. 1

2020 Top 100
Places to Live
Livability.com - October 2020

Best U.S. Cities

for Beer Lovers.
Trips to Discover - August 2020

No. 21

Top 30 Creative Small Cities
CVSuite - May 2020

No. 18

20 Safest Cities
in Colorado
SafeWise - Apr. 2020

ABOUT FORT COLLINS

The available land sites are located within the heart of Fort Collins, a town just an hour north of Denver with a population of 170,000 and growing. Whether visiting from out of state or in search of hidden gems in their home state, Northern Colorado has everything to offer anyone who is looking to be entertained or to be inspired.

The town of Fort Collins is home to a downtown area referred to as Old Town which is so inviting and picturesque that it was the inspiration for Disneyland's Main Street USA. Sitting just at the base of the Rocky Mountains in the front range, Fort Collins credits its liveliness from "300 days of sunshine, snow-capped mountains, idyllic lakes, and clear-running rivers."

These land opportunities are situated in the retail area just northeast of one of the busiest intersections of E Harmony Road and S College Avenue. Retailers such as TJ Maxx, Michael's, David's Bridal, PetSmart, HomeGoods, King Soopers, and Target are within just a two block radius. Strong fast food tenants such as McDonald's, Taco Bell, Buffalo Wild Wings, Cafe Rio, Qdoba, and Papa Murphy's round out the retail line-up and draw a wide and deep customer base from Fort Collins, Wyoming, Greeley, Loveland and communities in-between.

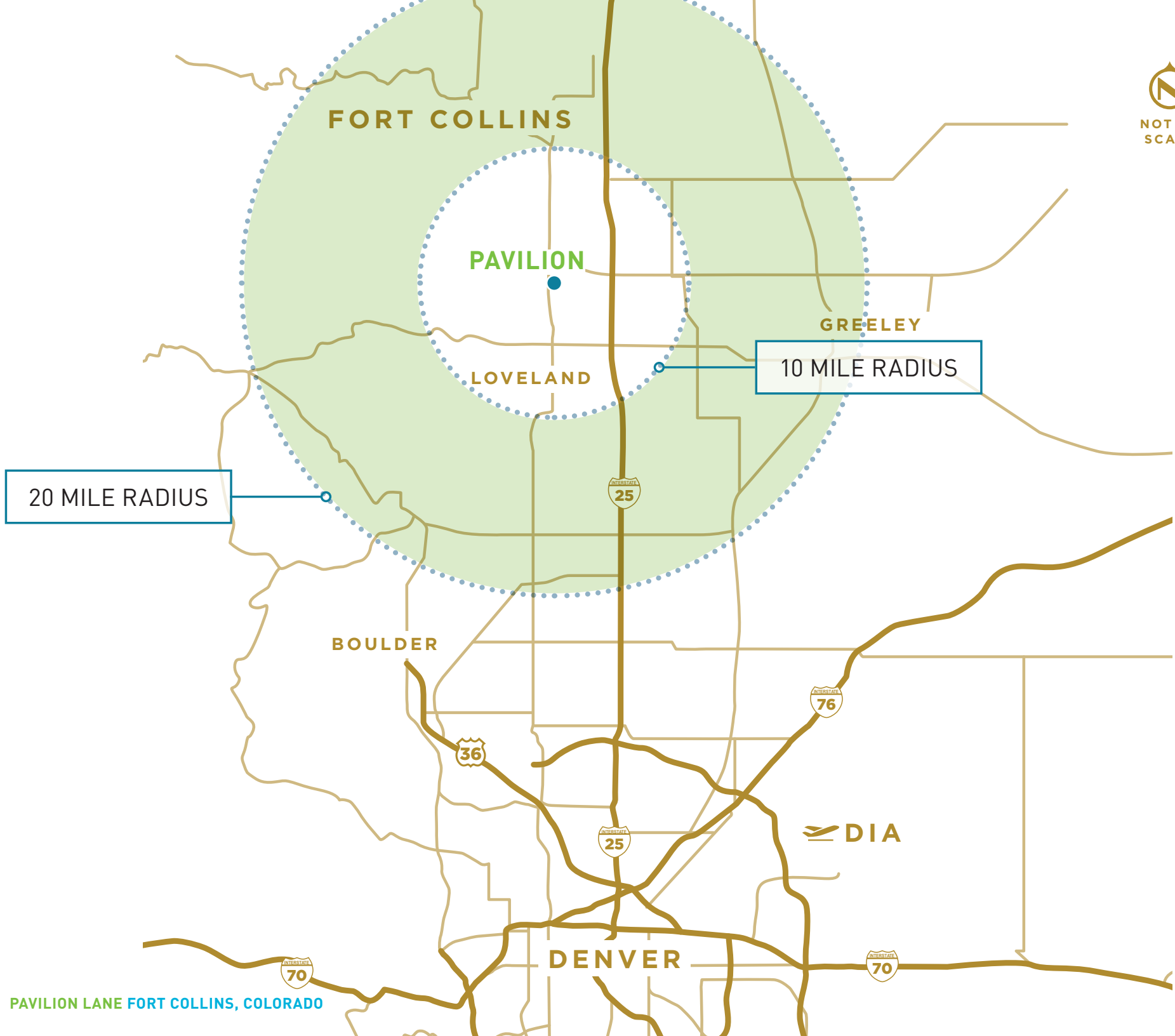
COMMERCIAL LAND FOR SALE



3.5 MILES FROM COLORADO STATE
UNIVERSITY, BRINGING 35,000
STUDENTS TO THE AREA



AN AVERAGE OF 65,000 CARS PER DAY
AT HARMONY ROAD AND COLLEGE
AVENUE INTERSECTION



PAVILION LANE

FORT COLLINS, COLORADO

COMMERCIAL LAND
FOR SALE

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