

FOR SALE

DEVELOPMENT LAND



**S.E.C CROSSROADS BLVD.
& COUNTY ROAD 3,
LOVELAND, CO 80538**

**Price: ~~\$3,995,000~~
~~\$2.50/SF~~
\$1,599,000
\$1.00/SF**

Property Overview:

- 36.69 Acres
- 1.5 Miles to I-25
- Adjacent to Walmart Distribution Center
- Current Zoning FA
- Larimer County

Utilities:

- Electricity provided by Poudre Valley REA
- Water provided by Little Thompson Water
- Natural gas provided by United Power Inc.

LOCAL EXPERTS. INDUSTRIAL STRENGTH.

RINGSBY REALTY CORPORATION

1123 Auraria Parkway | Suite 200 | Denver, CO 80204
www.ringsbyrealty.com

Rob Lockhart

rob@ringsbyrealty.com
(303) 892-0122

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.



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DEMOGRAPHICS	3 MILE	5 MILE
Population	10,290	35,000
Population Growth	15.00%	15.32%
Median Housing Income	\$99,913	\$99,600
Traffic Volume = 10,500 Vehicles		

Area Amenities:

- 1.5 Miles to I-25
- High Growth Area
- Close proximity to:
 - ❖ Cross Roads Plaza
 - ❖ Budweiser Events Center
 - ❖ The Promenade Shops
 - ❖ The Outlets at Loveland
 - ❖ Market place at Centerra

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