

N COLLEGE AVE

**REVIVE PAD SITES**  
ZONED MIXED USE | RESIDENTIAL/COMMERCIAL

W WILLOX LN

**Revive**  
**Fort Collins, Colorado**

*+/- 14 Residential Units OR  
Mixed Use/Commercial Pad Sites  
Cash-In Lieu Raw Water Available*

**LC** REAL ESTATE GROUP

MINDFULLY CREATING COMMUNITY

# REVIVE PAD SITES

ZONED MIXED USE | RESIDENTIAL/COMMERCIAL

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MINDFULLY CREATING COMMUNITY

Exclusively Marketed For Sale By



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# Revive Pad Sites | Fort Collins, Colorado

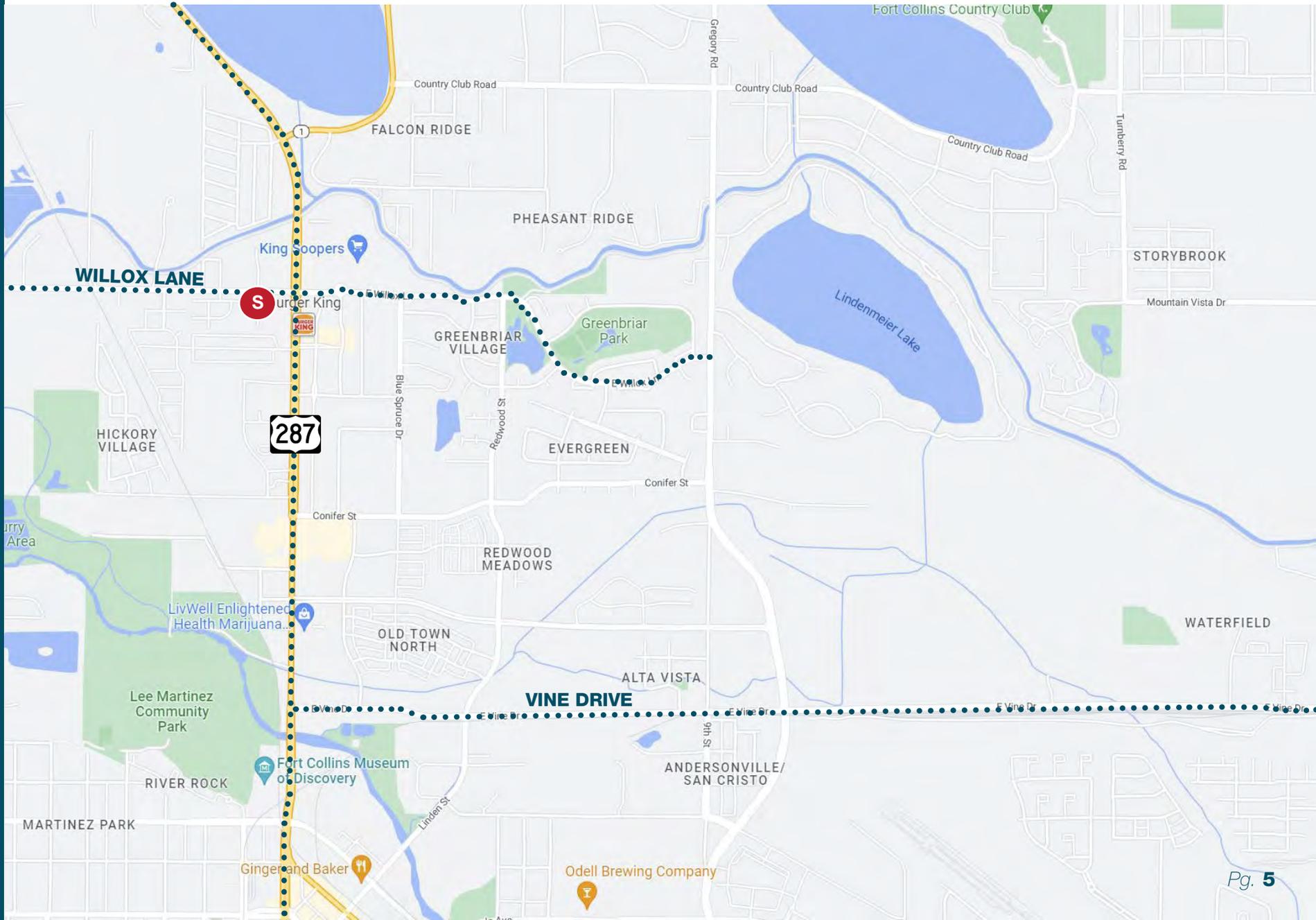
**\$931,500 | Three (3) Pad Sites Zoned Mixed Use Residential/Commercial**  
**Approved for 14 Residential Units | \$66,535/Unit**  
**May be individually sold as commercial/mixed use pad sites | 0.459 Acre**

LC Real Estate Group is pleased to present the opportunity to purchase **three (3) pad sites suitable for residential attached housing, currently planned as fourteen (14) residential units, that are also zoned for mixed use with the Union Place PUD also known as Revive. The pad sites within Revive are part of a +/- 6.0 acre overall Planned Unit Development (PUD) consisting of 77 total housing units.** The community has a convenient location approx. 2.5 miles from Old Town Fort Collins and is on Willox Lane immediately west of North College Avenue/US Highway 287, the main North/South road serving the City of Fort Collins.

- Revive is a seventy-seven (77) unit **high profile green housing development featuring three (3) mixed use zoned pad sites** offering walkable neighborhood retail/commercial amenities including North College Marketplace featuring a 120,000 sq. ft. King Soopers Marketplace.
- **Lots shall be sold as a developable super pad with existing zoning as finished lots** with all utilities, curb and gutter currently in place.
- **Revive is a unique green home community** with existing homes built to US Department of Energy Zero Energy Ready Home standards powered by geothermal and solar.
- **Fourteen (14) residential units consisting of approximately 423.59' linear feet** including 208 Green Leaf St (2 Units, 69.58/105' Linear feet), 220 Green Leaf St (7 Units, 183' Linear feet), and 232 Green Leaf St (5 Units, 135.59' Linear feet)
- **Sixty-three (63) completed homes within Revive** consist of ten (10) 40'x70' single family homes, sixteen (16) 45'x45' individual duplex units, and thirty seven (37) 20' x 85' townhomes.
- Ability to purchase **raw water by cash-in-lieu with dedication due at time of building permit** from the City of Fort Collins
- **Attractive townhome raw water dedication requirement based on the number of bedrooms** with a separate irrigation meter if annual irrigation exceeds 30,000 gallons annually.
- **Broker estimated raw water dedication of 0.12 Acre Feet (AF)** per townhome unit at an **estimated cost of \$8,232 per townhome** excluding exterior irrigation
- City of Fort Collins water district has development friendly raw water policy and is **currently priced at \$68,200 per Acre Foot (AF)** in 2022.
- **All utilities available in completed street with offsite improvements required**
- **Highly regarded Poudre School District** including Poudre High School, Lincoln Middle School, and Putnam Elementary.
- **Competitive advantage on housing affordability with no metro district**



**AREA MAP**



# AERIAL OVERVIEW

REVIVE PAD SITES  
FORT COLLINS, CO 80524



Willox Lane

Mason St.

AERIAL OVERVIEW



PLAT RENDERINGS







**PROJECT LOCATION**

SWC OF W WILLOX LANE & NORTH MASON STREET  
 208, 220, & 232 Green Leaf Street  
 Fort Collins, CO 80524

**REVIVE PAD SITES**  
 FORT COLLINS, CO 80524

**DRIVING DIRECTIONS**

From Interstate 25, take Exit 269B for CO Highway 14 West/Mulberry Street west towards Fort Collins. After 3.3 miles, turn right and head northwest 1.0 miles on Riverside Avenue, turn right and head north 1.4 miles on North College Avenue, then turn left onto West Willox Lane, property will be on your left in 0.1 miles.

**PROPERTY OVERVIEW**

Dwelling Units (DU)	+/- 14 Residential Lots
Land	+/- 19,973 SF, 0.459 Acres 208 Green Leaf Street   Lot 2, Block 5 (5,483 SF, 0.126 Acres) 220 Green Leaf Street   Lot 3, Block 5 (8,801 SF, 0.202 Acres) 232 Green Leaf Street   Lot 4, Block 5 (5,689 SF, 0.131 Acres)
Zoning	14 Residential Lots With Mixed Use Zoning Within Existing Union Place PUD PUD within C-S - Service Commercial zone district   <a href="#">Zoning Details Here</a>
Density	30.5 DU/Acre
Open Space	No dedication required (1)
Parking	28 Off-street parking spaces allocated within PUD (1) Parking based on number of bedrooms   2 Spaces Per 3 Bedroom Unit
Building Height	Three (3) Stories (1)
Minimum Lot Area	None known, fourteen (14) residential units approved on original PUD (1)
Building Setback	Setbacks to be confirmed by Buyer (1) *Utility Easements from ROW: 15' (Arterial), 8' (Alley), 9' Other Street Types
Side Setback	None known, To be confirmed by Buyer (2)
Building Code	Multifamily R-2 on single lot without subdivision (Townhomes allowed) or R-3 Residential, one or two story with lot subdivision (Buyer to confirm)
FEMA Flood Plain Designation	Zone X (Less than .2% Chance), Area of Minimal Hazard

**FOOTNOTES**

(1) Administrative Type (1) Approval, Buyer responsible for confirming all site and building development requirements.



**DEVELOPMENT STATUS**

Approval Status	Union Place Subdivision Final Plat Approval - October 23, 2009
Preliminary/Final Development Plan Approval Required	Multi-Family Dwellings (Townhome) Major Amendment Required   Administrative Type (1) Review Administrative Public Hearing (800 Feet radius)
Other Development Requirements	Development Agreement for Utility Plans, Construction/Utility Plans, Erosion Control Plan, Addendum to Overall Drainage Report, and Traffic Compliance Memo, Water Quality/Low Impact Development (LID) plan with or without permeable pavers to be completed by Buyer (1)
Mineral Rights	TBD Current Ownership, Excluded From Sale
Surface Use Agreement	None
Easements	232 Green Leaf Street adjacent to City of Greeley Water Line (1)
Utilities	Existing 8" water in all roads surrounding lots with stubbed water mains including: 208 Green Leaf Street (1" ), 220 Green Leaf (1.5")*, and 232 Green Leaf (1")  Existing 8" sewer main in Green Leaf Street and Cedar Street Service configurations will not be permitted to cross permeable paver installations *Up to 6 single-family attached units may be served from one private combo water or sewer service  Gas and electric in roads adjacent to lots
Homeowners Association	TBD, separate subassociation to be completed by Buyer or annexation by existing association
Metro District	None
Site Balancing	Level graded lot, site balancing shall be the responsibility of buyer

**UTILITY PROVIDERS**

Water	City of Fort Collins
Sewer	City of Fort Collins
Gas	Xcel Energy
Electricity	City of Fort Collins
Telephone	Centurylink
Cable	Comcast

**FOOTNOTES**

- (1) Administrative Type (1) Approval, Buyer responsible for confirming all site and building development requirements.
- (2) Buyer to independently verify availability and capacity of utilities serving the property.



**TAXES**

Parcel	9702121004 (208), 9702121002 (220) , 9702121002 (232)
Legal	Lot 2, Block 5 (232), Lot 3, Block 5 (220), Lot 4, Block 5 (208)
Land Use	Residential Unimproved Platted (220 & 232), Commercial Unimproved Platted (208)
Current Mill Levy	92.755
Assessed Value	\$57,742 (208), \$58,696 (220), \$36,569 (232)
Current Year Tax Estimate (2022)	\$5,355.96 (208), \$5,444.35 (220), \$3,391.97 (232)

**COMMUNITY RESOURCES**

School District	Poudre School District
Elementary School	Putnam Elementary School
Middle School	Lincoln Middle School
High School	Poudre High School
Police Department	City of Fort Collins Police I (970) 221-6540
Fire Department	Poudre Fire Authority I (970) 416-2891

### WATER RIGHT DEDICATION REQUIREMENTS

Single Family AF Water Supply Requirement	10 x Outdoor Area SF + 12,200 x # Bedrooms / 325,851 (1)
Duplex AF Water Supply Requirement	10 x Outdoor Area SF + 12,200 X # Bedrooms / 325,851 (1)
Multifamily/Townhomes (3+ Units) AF Water Supply Requirement	13,100 x # Bedrooms / 325,851 (1) + Irrigation Meter (1)
Irrigation Meter Water Tap	Multifamily Irrigation meter required above 30,000 Gal/Yr (2)(3) 3/4"   152,745 Gal/Yr, 0.4687 Ac. Ft.   \$31,965 1"   509,141 Gal/Yr, 1.6524 Ac. Ft.   \$106,555 1.5"   1,018,286 Gal/Yr, 3.1250 Ac. Ft.   \$213,125
High Hydrozone (H)	18 gallons/s.f./season 784,080 Gal./Ac. (2.4063 Acre Feet)
Moderate Hydrozone (M)	10 gallons/s.f./season 435,600 Gal./Ac. (1.3369 Acre Feet)
Low Hydrozone (L)	3 gallons/s.f./season 130,680 Gal./Ac. (0.4010 Acre Feet)

### WATER RIGHT DEDICATION COST

Cash In-Lieu (4)	\$68,200 (Acre Foot)
Ditch Share Dedication (5)	Colorado-Big Thompson (1.0 AF/Share) North Poudre Irrigation Company (4.0 AF/Share) Arthur Irrigation Company (3.442 AF/Share) Larimer County Canal No. 2 Irrigating Company (3.442 AF/Share) New Mercer Ditch Company (30.326 AF/Share) Pleasant Valley and Lake Canal Company (39.74 AF/Share) Warren Lake Reservoir Company (10.0 AF/Share)
Ditch Rights Dedication Fee (6)	Varies by Share

### FOOTNOTES

- (1) See "Section 26-148 - Water supply requirement (WSR); residential service" of Fort Collins Municipal Code
- (2) See "Section 26-149 - Water supply requirement (WSR); nonresidential service" of Fort Collins Municipal Code
- (3) A separate irrigation meter is required for all multifamily and non-residential developments that use 30,000 gallons of water a year or more. If a separate irrigation meter is not required (e.g. the landscape uses less than 30,000 a year) the Water PIF will also include a charge of \$0.31 /SF of lot.
- (4) Cash In-Lieu is set annually by City of Fort Collins. Current Cash In-Lieu is effective January 2022.
- (5) See "Section 26-150 - Water supply requirement (WSR); satisfaction" of Fort Collins Municipal Code
- (6) Ditch rights dedication fee varies by share, ask broker for more information
- (7) Common Area Landscaping requires Hydrozone budget and overall size may not use more than 15 gallons per square foot per watering season.

**TOWNHOME RAW WATER REQUIRED**

Total Townhome Units	14
Multiply: # Bedrooms Per Townhome	3
<b>Subtotal Bedrooms</b>	<b>42</b>
Multiply: Bedroom Gallons Multiplier	13,100
<b>Subtotal Gallons Required</b>	<b>550,200</b>
Divide: Gallons Per Acre Foot	325,851
<b>Subtotal Townhome Acre Feet Required</b>	<b>1.69 AF</b>
Multiply: Cash In-Lieu	\$68,200
<b>Subtotal Townhome Raw Water Cost</b>	<b>\$115,156</b>

**COMMON AREA RAW WATER REQUIRED**

Total Lot Area (SF)	19,973
Total Improved/Impervious Area	+/- 100%
Total Irrigated Common Area	Est. less than 1%
Annual Gallons Per Acre Feet	Est. less than 30,000 Gallons Per Year

**TOTAL RAW WATER COST**

Total Dwelling Unit Raw Water Required	1.69 AF
Multiply: AF Cash-In-Lieu	\$68,200
<b>Subtotal Dwelling Unit Raw Water Cost</b>	<b>\$115,258</b>
Total Common Area AF (Irrigated & Native)	0.00 AF
Multiply: Non-Potable SFE Cash-In-Lieu	\$68,200
<b>Subtotal Common Area Raw Water Cost</b>	<b>\$0</b>
<b>Total Raw Water Cost</b>	<b>\$115,258</b>
<b>Cost Per Dwelling Unit</b>	<b>\$8,232</b>

**RAW WATER TIME OF DEDICATION**

Dwelling Unit Raw Water	Due at Building Permit
Common Area Raw Water	Due at Final Plat

**FOOTNOTES**

(1) Total number of bedrooms per townhome unit and common area raw water required are broker estimates. Buyer is responsible for verifying all information and making their own raw water dedication assumptions.



City of Fort Collins

# Sample Permit Fee Schedule Attached Multifamily Townhome

**REVIVE PAD SITES**  
FORT COLLINS, CO 80524

1,792 Finished SF | 460 SF Garage

<b>Building Permit Fees   City (1)(2)</b>	\$2,336
<b>Plan Review Fee   City (3)</b>	\$329
<b>Use Tax   City &amp; County (4)</b>	\$7,628
<b>Inspection Fees   City (5)</b>	\$300
<b>Residential Electrical Fee   City (6)</b>	\$1,492
<b>School Fee   School Fee-In-Lieu of Land Dedication (7)</b>	\$1,710
<b>Capital Expansion Fees (CEF)   City of Fort Collins (8)</b>	
<b>Public Facilities Fees (Fire, Police, General Government)(9)</b>	\$2,076
<b>Neighborhood Park</b>	\$2,867
<b>Community Park</b>	\$4,048
<b>Transportation Fee (10)</b>	\$7,421
<b>Storm &amp; Sewer Fee   City of Fort Collins (10)</b>	\$2,982
<b>Water Tap Fee   City of Fort Collins (11)</b>	\$1,209
<b>TOTAL ESTIMATED PERMIT FEES</b>	<b>\$34,398</b>

**FOOTNOTES**

- (1) Broker estimated construction valuation of \$328,089 based on 2022 Building Valuation Data Table R-3 Residential, one or two story VB \$166.02/SF for 1,792 finished SF and \$66.48/SF for private garage at 460 SF garage. Valuation includes auto calculation by City for mechanical, electrical, and plumbing valuations.
- (2) Building Permit Cost based on above construction valuation, which includes mechanical, electrical, and plumbing permit fees or (Fees with Subs). Building Permit Fee equals Plan Review Fee x 1.35.
- (3) Plan Review Fee of \$814.50 for the first \$100,000 plus \$4.00 for each additional \$1,000 X 0.65 (First time review), \$329 each time thereafter
- (4) Use Tax - City (3.85%) and County (0.8%) on 1/2 Construction Cost ( \$328,089 x 1/2 x 4.65%) = \$7,628
- (5) Unknown. Broker estimate of \$300.
- (6) City of Fort Collins Electric Development Fee estimate for 150 Amp, 208 Volt Service Electric of \$1,250 plus Temporary Pedestal Fee of \$183, PILOTS fee of \$3, Commercial Rev. Fee of \$54, and Sales Tax of \$2
- (7) Poudre School District Impact Fee In-Lieu of Land Dedication 1-4 Units of \$1,710 (5 or more units is \$855)
- (8) Based on City of Fort Collins Capital Improvement Expansion Fees Effective January 1, 2022 for Residential Improvements between 1,701-2,200 SF
- (9) Government Fee of \$968, Police Fee of \$397, and Fire Fee of \$711
- (10) City of Fort Collins Transportation CEF of \$7,115 plus Larimer County Regional Fee of \$306 based on Finished Living Space between 1,301-1,800 SF of \$306  
Stormwater Plant Investment Fee based on est. 2,000 SF Lot plus 0% common area & R.O.W. (0 SF) divided by 43,560 SF per acre x \$9,730 per gross acre over 350 SF x est. 0.50 runoff coefficient estimated at \$223 total plus a site review fee of \$1,045/acre (Not shown) and Wastewater Plant Investment Fee of \$2,759
- (11) Water Fee estimate based on \$589 per living unit plus \$0.31 per SF of lot area (estimated at 2,000 SF)
- (12) Buyer to independently verify all building permit fee estimates contained herein and any applicable construction meter, water meter & yoke, gas, telephone, cable fees, fire inspection fees, or stormwater/wastewater development review fees



# Schools

## Poudre Valley School District

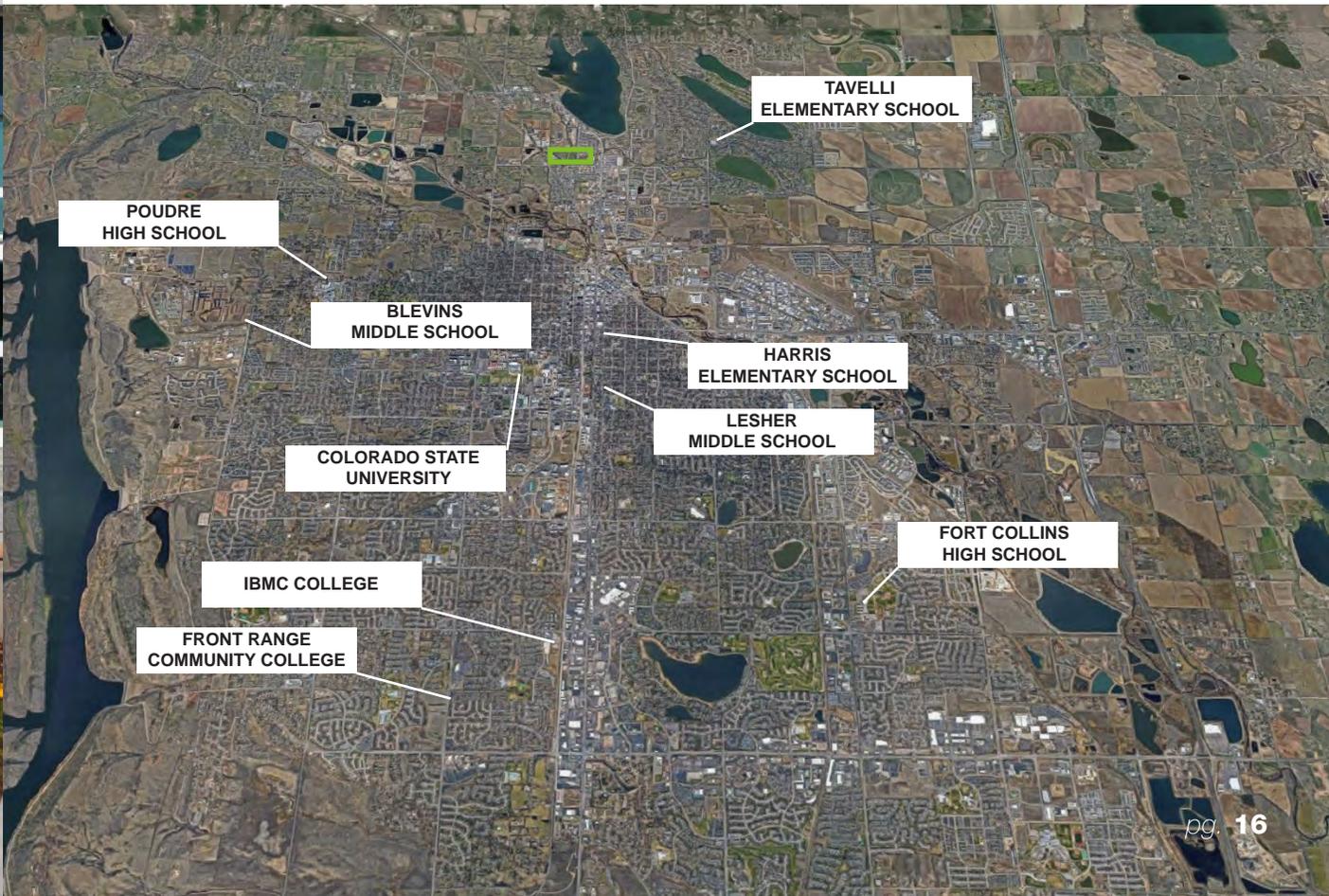
**REVIVE PAD SITES**  
FORT COLLINS, CO 80524

PUBLIC SCHOOLS	Grades
Tavelli Elementary School (2 miles, 5 min.)	K-5
Harris Elementary School (3 miles, 8 min.)	PK-5
Leshar Middle School (4 miles, 9 min.)	5-8
Blevins Middle School (6 miles, 11 min.)	7-8
Poudre High School (4 miles, 9 min.)	9-12
Fort Collins High School (6 miles, 14 min.)	9-12

PRIVATE-CHARTER SCHOOLS	Grades
Ridgeview Classical School (4.5 miles, 11 min.)	K-12
St. Joseph Catholic School (1.7 miles, 3 min.)	1-8
Heritage Christian Academy (5.5 miles, 14 min.)	K-12

COLLEGES	Distance	Drive
Front Range Community College	7 miles	13 min.
IBMC College	7 miles	14 min.

UNIVERSITIES	Distance	Drive
Colorado State University	3 miles	7 min.
University of Northern Colo.	33 miles	42 min.



# AREA OVERVIEW

REVIVE PAD SITES  
FORT COLLINS, CO 80524

AREA OVERVIEW



# COMMUNITY AMENITIES

## **S** REVIVE PAD SITES

### **1** Fort Collins City Park

3 Miles | 6 Minutes  
Community park with open space, courts, fields, pool, lake, and golf course

### **2** Horsetooth Reservoir

12 Miles | 20 Minutes  
6.5 mile long reservoir with boating, swimming, camping, fishing and hiking trails

### **3** Boys & Girls Club of Larimer County

2.7 Miles | 6 Minutes  
Youth organization offering after school programs, youth development and mentoring

### **4** North Shields Ponds Natural Area

1 Miles | 2 Minutes  
1.5 mile figure 8 trail system with fishing, hiking and bird-watching

### **5** Old Town Fort Collins

2 Miles | 4 Minutes  
Retail and service amenities including restaurants, shopping, breweries, entertainment venues and other service related businesses

### **6** Cache La Poudre River

28 Miles | 43 Minutes  
Wild and Scenic designated river access

### **7** Lory State Park

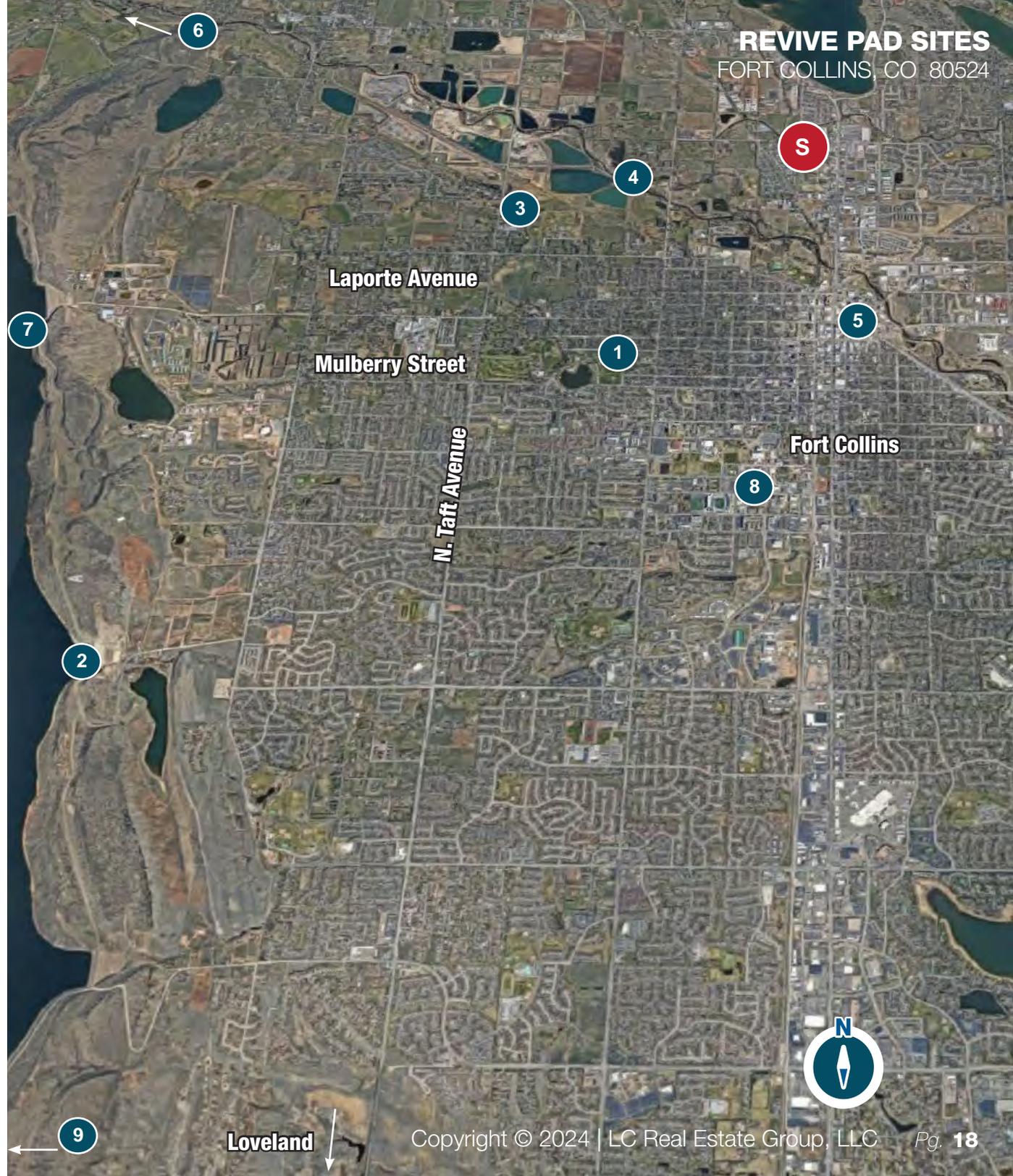
10 Miles | 20 Minutes  
Park area know for its rugged terrain, with activities like backcontry camping, mountain biking, & rock climbing

### **8** Colorado State University

3 Miles | 7 Minutes  
Public land-grant research university with over 34,000 enrolled in over 55 academic departments

### **9** Rocky Mountain National Park

46 Miles | 69 Minutes  
415 sq. mile state park with hiking, camping, fishing, wildlife viewing



**REVIVE PAD SITES**  
FORT COLLINS, CO 80524

# RETAIL AMENITIES

## **S** REVIVE PAD SITES

### **1** North College Market Center

0.1 Miles | 2 Minutes

King Soopers anchored shopping center

### **2** Foothills Mall

5 Miles | 11 Minutes

Contemporary mall offering department & chain stores, restaurants, a movie theater & a gym

### **3** Walmart Supercenter

3 Miles | 7 Minutes

Home goods & grocery shopping center

### **4** King Soopers

3.8 Miles | 8 Minutes

Grocery store and pharmacy

### **5** Jax Outdoor

1 Miles | 1 Minutes

Outdoor clothing and equipment

### **6** Home Depot

3 Miles | 8 Minutes

Home improvement retailer supplying tools, construction products, and services.

### **7** Riverside Shopping Center

3 Miles | 6 Minutes

Safeway anchored shopping center

### **8** RP Plaza

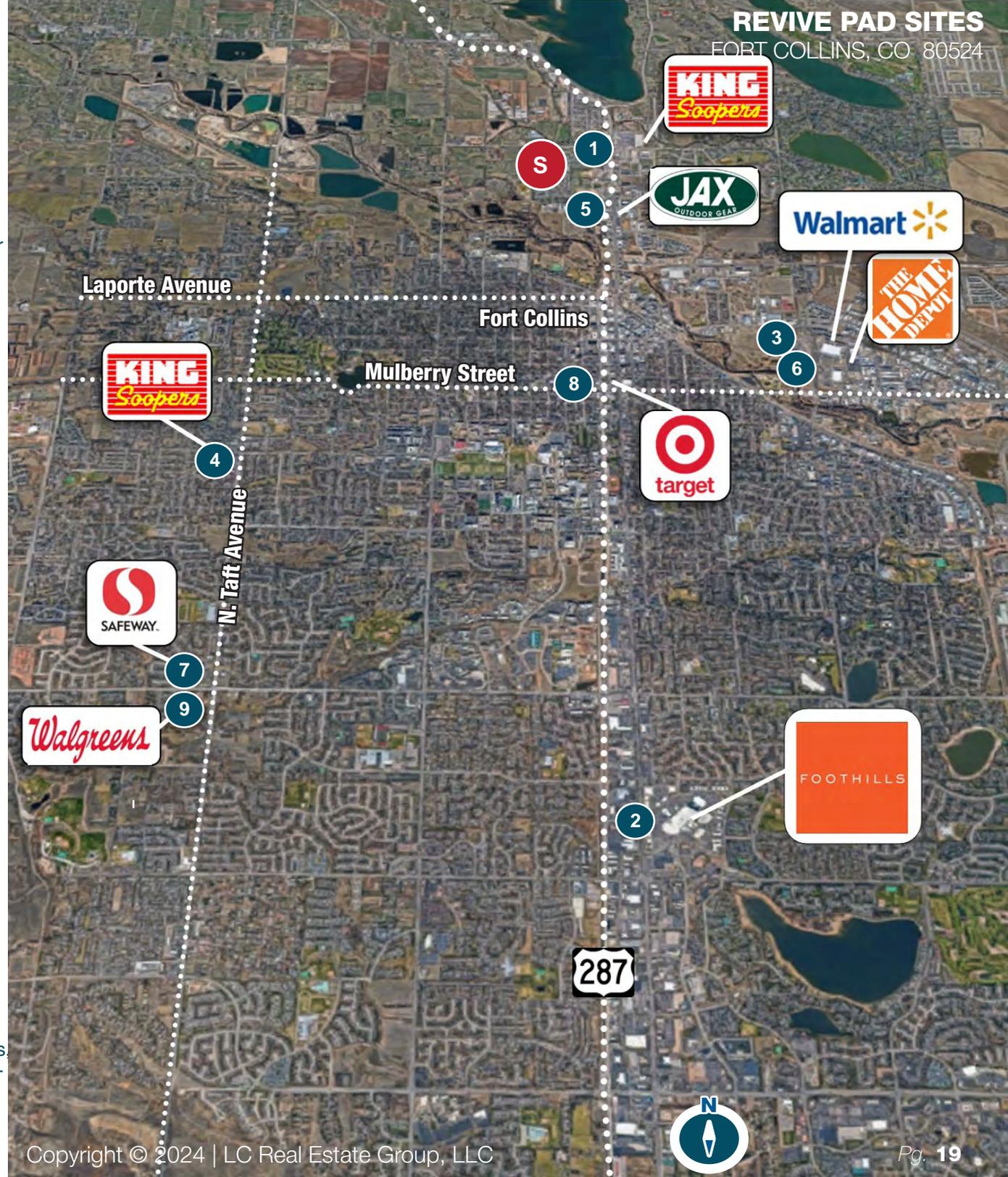
2 Miles | 5 Minutes

New Target anchored center

### **9** Walgreen's Pharmacy

6 Miles | 11 Minutes

Drugstore chain with health & beauty aids, prescriptions & photo services, plus mini-mart basics



REVIVE PAD SITES  
FORT COLLINS, CO 80524



## NEW ATTACHED HOUSING MARKET SURVEY

<b>New Home Survey (1)</b> .....	5 Mile Radius
<b>Average Sold Price (1)</b> .....	\$513,442   42 Sales
<b>Average Price Per SF (1)</b> .....	\$276
<b>Average Home Size (1)</b> .....	1,697 SF   2.5 Bed   2.5 Bath
<b>Average Lot SF (1)</b> .....	1,705 SF
<b>TTM Price Change (1)</b> .....	18.21%
<b>Housing Starts (2)</b> .....	52/DU
<b>Closings (2)</b> .....	41/DU   3.41 Per Month
<b>Housing Inventory (2)(3)</b> .....	42/DU
<b>Months of Housing Supply (2)(4)</b> .....	12.6 Months
<b>VDL Inventory (2)</b> .....	231 Lots
<b>Months of VDL Supply (2)(5)</b> .....	53.31 Months

- (1) MetroStudy Residential Transaction Analysis December 2021 - November 2022 & Closing Summary By Subdivision
- (2) MetroStudy Historical Housing Activity Summary 1Q 2020
- (3) Inventory of 18 excludes model home inventory of 1
- (4) Months of Housing Supply = Housing Inventory / Closings Per Month
- (5) Months of VDL Supply = VDL Inventory / Annual Housings Starts \* 12 Months

## RESALE ATTACHED HOUSING MARKET SURVEY

<b>Market Survey (1)</b> .....	5 Mile Radius
<b>Average Sold Price (1)</b> .....	\$476,506   120 Sales
<b>Average Price Per SF (1)</b> .....	\$351.30
<b>Average Home Size (1)</b> .....	1,361 SF
<b>TTM Price Change (1)</b> .....	23.70%
<b>Total Housing Inventory (2)</b> .....	53,570/DU
<b>Owner Occupied (2)</b> .....	47.38%

- (1) MetroStudy Residential Transaction Analysis December 2021 - November 2022
- (2) ERSI Community Profile Q4 2022 (Total Housing Inventory Statistics)

**TOWNHOME COMMUNITIES**

**S REVIVE PAD SITES**

**1 Mosaic | Hartford Homes**

Floor Plans: \$453k-\$462k | **1,692-1,716 SF** | \$268-\$270/SF  
**TTM Avg. Sold: \$460,000**

Vacant Developed Lots: 30 (20'x73')

Home Details: East Ridge townhomes in Ouray or Durango floorplans

Community Amenities: Parks, trails, and community pool

Metro District: None | HOA: Yes (\$2,280/Annual)

**2 Trailside on Harmony | Hartford Homes**

Floor Plans: \$457k-\$486k | **1,555-1,608 SF** | \$285-\$312/SF  
**TTM Avg. Sold: \$480,000**

Vacant Developed Lots: 21 (25'x85')

Home Details: Trailside townhomes in Howes or Akin floorplans

Community Amenities: Parks, trails, playground, splash pad, pickleball court, and community pool.

Metro District: Yes (\$1000/Annual) | HOA: Yes (\$2,220/Annual)

**3 Timnath Farms | Timnath Lakes | Lennar**

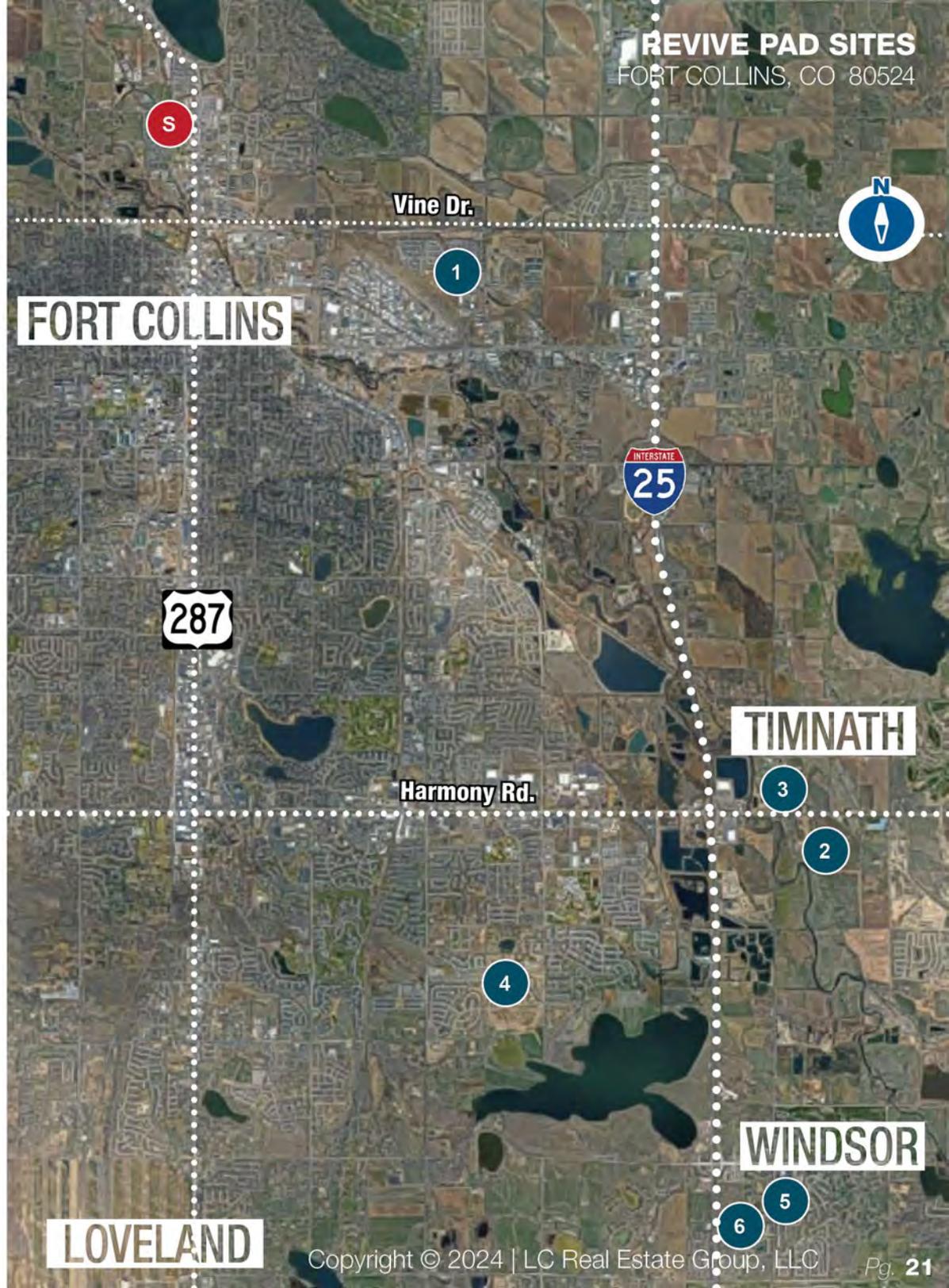
Floor Plans: \$400k-\$471k | **1,099-1,623 SF** | \$290-\$364/SF  
**TTM Avg. Sold: \$410,000**

Vacant Developed Lots: 98 (17'x35')

Home Details: Collection of townhomes in seven floorplans designed for modern lifestyles

Community Amenities: Park, greenbelt, trails, lake, rec center, and community pool

Metro District: None | HOA: Yes (\$840/Annual)



**REVIVE PAD SITES**  
 FORT COLLINS, CO 80524

(Continued on Following Page)

# TOWNHOME COMMUNITIES

**S** REVIVE PAD SITES

**4** Kechter Farm | Black Timber Builders

Floor Plans: Coming Winter 2022

**TTM Avg. Sold: Active 4Q2022**

Vacant Developed Lots: 0 (22'x85')

Home Details: Innovative designs with high quality finishes

Community Amenities: Nearby city amenities and open space

Metro District: TBD | HOA: TBD

**Country Farms Village | Landmark Homes**

Floor Plans: \$403k-\$508k | **1,521-2,399 SF** | \$212-\$304/SF

**TTM Avg. Sold: \$428,000**

Vacant Developed Lots: Sold Out (21'x85')

Home Details: "The Towns" townhomes in four floorplans

Community Amenities: Nearby golf course, community park, pool, trails, and community center/clubhouse

Metro District: Yes | HOA: Yes (\$3,000/Annual)

**6** Highland Meadows | Landmark Homes

Floor Plans: \$541k-\$636k | **1,691-2,543 SF** | \$250-\$326/SF

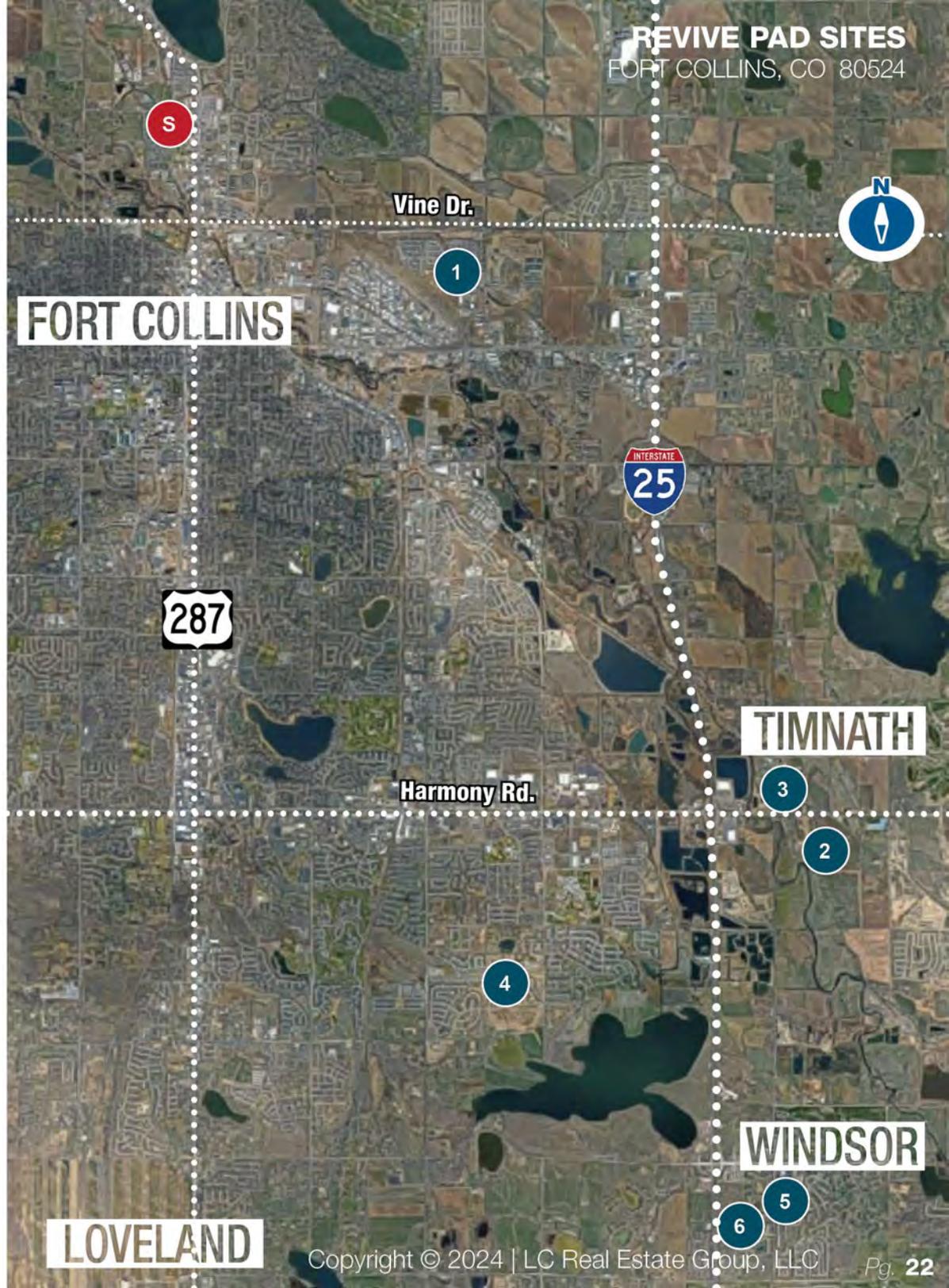
**TTM Avg. Sold: \$533,000**

Vacant Developed Lots: 48 (24'x95')

Home Details: "Vernazza" townhomes in four floorplans

Community Amenities: Nearby golf course, community pool, trails, tennis courts, and community clubhouse/rec center

Metro District: Yes | HOA: Yes (\$3,000/Annual)



REVIVE PAD SITES  
FORT COLLINS, CO 80524



Vine Dr.

1

FORT COLLINS

287

INTERSTATE  
25

TIMNATH

Harmony Rd.

3

2

4

WINDSOR

5

6

LOVELAND



# FORT COLLINS, CO

## “THE CHOICE CITY”

# REVIVE PAD SITES

## FORT COLLINS, CO

- 46 miles north of Metro Denver and has access to 2.5 million people within 60 minutes
- Colorado State University is a long term driver of economic growth with plans to reach 35,000 full-time equivalent students by 2035 (2018 Master Plan)
- No. 6 Best Housing Market for Growth & Stability (SmartAsset - June 2020)
- Colorado’s Microbrewery Capital with more than 20 breweries (NCEA)
- No. 1 Best Bike City in America (peopleforbikes.org - May 2018)
- 3rd Best College Town to Live in Forever (College Ranker - Jul 2017)
- No. 4 Best Places to Retire (CBS News - Nov. 2019)

POPULATION	1-Mile	City	County	State	US
2010	5,525	144,872	299,630	5,029,196	308,745,538
2024	6,976	172,581	359,066	5,773,714	331,449,281
Annual % Change	1.88%	1.37%	1.42%	1.06%	0.53%

Avg. Family Size	2.38	2.32	2.38	2.49	2.53
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INCOME	1-Mile	City	County	State	US
Median HH Income	\$63,821	\$85,166	\$94,331	\$94,820	\$79,068

AGE	1-Mile	City	County	State	US
Median Age	34.2	32.8	38.1	38.0	39.3
Less than 18	20.1	16.7	18.5	20.8	21.0
18-24	14.6	18.1	12.2	9.5	9.5
25-34	16.6	19.1	15.1	15.2	13.5
35-64	34.7	32.1	35.8	38.2	37.7
65+	13.9	13.9	18.5	16.3	18.1

### FOOTNOTES

Source: Esri Community Profile as of Q4 2020

EDUCATION	1-Mile	City	County	State	US
High School	85.1%	97.3%	96.9%	17.0%	90.6%
College	47.8%	69.4%	63.7%	56.2%	46.3%

Colorado is 2nd Most Educated State in the United States (US News | May 2018)

### FOOTNOTES

Source: Esri Community Profile Population 25+ as of Q2 2024



# FORT COLLINS, CO

## “THE CHOICE CITY”

# REVIVE PAD SITES

## FORT COLLINS, CO

- No. 1, Top 100 Places to Live in the U.S. (Livability - rankings average scores based on civic demographics, economy, education, health, housing, and infrastructure)
- No. 3, U.S. Cities with Highest Economic Confidence (Yahoo Finance - Nov. 2018)
- No. 4, Best U.S. Cities to Raise a Family (MarketWatch - 2019 & Livability - 2018)
- No. 12, Best Performing Cities Index (Miliken Institute - Feb. 2021)
- No. 2, Best Cities for Small Business Owners (ValuePenguin - Jan. 2021)
- Abundant outdoor recreation including easy access to Horsetooth Reservoir, Rocky Mountain National Park, the Cache la Poudre River, and Estes Park

### UNEMPLOYMENT

	MSA	County	State	US
April 2024	2.80%	3.00%	3.20%	3.90%

Source: Population 16+ Unemployment Rate - Esri Community Profile as of Q2 2024 | FRED of St. Louis

### EMPLOYMENT

	1-Mile	City	County	State	US
Non-Farm Payroll Total	2,817	103,857	187,720	2,936,599	160,403,925
Agriculture/Mining	0.99%	0.15%	0.43%	0.96%	0.73%
Construction	11.15%	2.99%	5.62%	5.70%	4.63%
Manufacturing	4.86%	3.87%	6.10%	5.46%	7.62%
Trade, Transportation, & Utilities	19.24%	14.59%	16.60%	16.77%	18.40%
Information	1.60%	2.19%	2.17%	3.25%	2.62%
Financial Activities	7.06%	6.58%	6.87%	10.31%	9.45%
Professional & Business Services	7.70%	8.78%	7.41%	8.57%	7.91%
Education and Health Services	10.47%	33.83%	28.56%	21.66%	24.10%
Leisure and Hospitality	11.29%	11.62%	12.79%	13.14%	11.23%
Other Services	13.17%	5.87%	6.35%	7.22%	7.00%
Government	12.46%	9.52%	7.10%	6.96%	6.31%
	<b>1-Mile</b>	<b>City</b>	<b>County</b>	<b>State</b>	<b>US</b>
Owner Occupied Housing	51.40%	48.00%	57.50%	57.90%	57.90%

### FOOTNOTES

Source: Esri Business Summary by NAICS, Esri Community Profile as of Q2 2024

## PRICING

The Seller is offering +/- 0.459 acres for sale in bulk for \$931,500 or individually as follows: 208 Green Leaf Street (\$201,250), 220 Green Leaf Street (\$448,500), and 232 Green Leaf Street (\$281,750).

## BID DEADLINE

Seller shall review all offers received and shall respond on a first come, first serve basis. In the event of competing offers, Seller shall set a response deadline.

Offers are to be submitted as Letters of Intent to [nathan@lcrealestategroup.com](mailto:nathan@lcrealestategroup.com) and [wlewis@lcrealestategroup.com](mailto:wlewis@lcrealestategroup.com)

Contract will be prepared by on a Colorado Real Estate Commission approved contract.

## CONTRACT INSTRUCTIONS & PREFERRED TERMS

<b>Seller</b>	Revive Properties, LLC
<b>Property Address</b>	208, 220, and 232 Green Leaf Street, Fort Collins, CO 80524
<b>Legal</b>	Lots 3, 4, and 5, Block 5, Union Place Subdivision, Fort Collins
<b>Earnest Deposit</b>	2.0% of Purchase Price or greater
<b>Contract Contingencies</b>	Buyer agrees to cooperate in a 1031 tax deferred exchange, at no cost to Buyer. (Broker to provide detailed language)  Buyer shall assign rights to any third party reports or studies to Seller with contract termination.

## DUE DILIGENCE

The following Due Diligence information is available by clicking on the link [HERE](#)

## RESIDENTIAL LAND

Our land brokerage team has a unique insight into residential land based on our experience in taking raw through the entitlement process and working with different municipalities help our clients get the best value out of difficult and complicated land transactions. We track development costs and have an in-depth understanding of raw water dedication requirements that allow us to better value land.

## HOMEBUILDER REPRESENTATION

We understand the homebuilding industry through our experience in building more than 800 production homes so we know many of the unique challenges builders face. Our background helps us identify land that is likely to succeed based on changing market forces, demographics, and consumer preferences. In order to properly negotiate through this environment of rapid change, we can be relied on as a trusted counsel who truly understands the industry.

## COMMERCIAL LAND

We are experienced as developers and brokers in the sale, lease, and development of commercial land. We are familiar with the issues and challenges that investors, developers, and end-users face. We have helped our clients get through approvals dealing with site design, building design, traffic, easement agreements, and other development issues. We are knowledgeable in pad site sales and leasing and can help end-users find the best site by providing actionable site feasibility research.

We leverage the large size of our teams when selling commercial land. Our land brokerage team partners with office, retail, and industrial leasing specialists to make sure that end-users looking to purchase, or lease are not missed in the marketing process.

## INSTITUTIONAL, LENDER, & GOVERNMENTAL REPRESENTATION

LC Real Estate Group has represented institutional investors, local banks, and municipalities in the evaluation, purchase, and disposition of their land assets. We utilize our market knowledge and development experience to help our clients evaluate the current and future potential of assets. We help our clients and customers solve complex problems through our local network of municipal contacts, engineering firms, law firms, and other service providers.





**NATHAN KLEIN**

*Senior Partner  
Managing Broker*



**WAYNE LEWIS**

*Senior Partner  
Senior Broker*



**CHRIS JOHNSTON**

*Senior Financial Analyst  
Broker Associate*



**SABRENA TREGO**

*Partner  
Licensed Assistant*

## MINDFULLY CREATING COMMUNITY

LC Real Estate Group is built on over 20 years of community building in Northern Colorado. We focus on thoughtfully and intentionally creating great places for people to work, play, learn, and raise their families. Our strategy is to serve the community and help it thrive by creating opportunities and wealth for those we touch through our work.

With our roots in Loveland, the company was originally founded in 1996 with a focus on development. Since that time, the company has grown in depth and become a regional player with the growth of its commercial and residential brokerage, investment property, property management, home building, liquor store, and other local businesses. The company has grown in breadth with regional activities and investments in Northern Colorado, Metro Denver, Colorado Springs, and neighboring states.



1712 Topaz Drive  
Loveland, CO 80537  
LCRealEstateGroup.com  
(970) 667-7000

# REVIVE PAD SITES

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## Fort Collins, Colorado

Exclusively Marketed For Sale By



MINDFULLY CREATING COMMUNITY

**LCRealEstateGroup.com**

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