

Loveland Industrial & Business Development Subdivision

110.25 Acres

Larimer County, CO

\$11,000,000



HAYDEN  OUTDOORS.

Activities & Amenities

Development Potential

Land Details

Address: TBD Boyd Lake Avenue, Loveland,
Colorado 80538, USA

Closest Town: Loveland

Total Acres: 110.25

Deeded Acres: 110.25

Leased Acres: 0.00

Zoning: Commercial, Industrial

Elevation: 5500

Estimated Taxes: \$1,732.4 - 2022

Source of lot size: Unknown



About This Property

This vacant 110 acre piece of land consists of 4 parcels with Boyd Lake Avenue frontage directly across from the Loveland/Fort Collins Airport. Two parcels zoned 19.5 acres for Business Development. The other two parcels consisting of 90.75 acres are zoned Industrial. Incredibly located in the fast growing area of North Loveland, it is a perfect site in this desirable location. The property is being offered as a single unit.

Land

This 110 acre piece of high-potential land has been through planning and zoning and offers 90.75 acres of Industrial and 19.5 acres of Business Development zoning. This combination is hard to attain and is in a great location. It offers good access to Loveland, Fort Collins, Windsor, Greeley and the I-25 corridor. Northern Colorado is one of the fastest growing areas in the state and offers excellent business opportunities and a such a desirable place to live and work.

The subject is located 45 minutes North of downtown Denver and 50 minutes to Denver International Airport.

No Seller's Property Disclosure.





Improvements

The site has sewer available and natural gas and power along Boyd Lake Avenue.

Water/Mineral Rights & Natural Resources

Mineral Rights are excluded. Water can be acquired from the City of Loveland and the Loveland Water District.

Region & Climate

This area of Northern Colorado is a beautiful place to live. It is just minutes from the foothills of the Rocky Mountains. It offers lakes, trails, rivers and of course the amazing Rocky Mountains. It is 5,500 feet above sea level.

Location

This property is across the street from the Loveland Fort Collins Airport which handles some commercial flights and many private planes. It is 45 minutes from Denver International Airport and just 10 minutes from Fort Collins, Greeley, and Windsor, Colorado. It is in the heart of the booming northern Colorado front range.

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Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to promote and sell our properties. We offer industry commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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The logo for Hayden Outdoors Real Estate features a large, dark green letter 'H' enclosed within a dark green oval. Below this, the words 'HAYDEN' and 'OUTDOORS' are stacked in a bold, dark green, serif font. Underneath 'OUTDOORS' is the phrase 'REAL ESTATE' in a smaller, dark green, serif font. At the bottom of the logo are six circular social media icons: Facebook, Instagram, YouTube, Twitter, LinkedIn, and Pinterest.



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