



# Corridor

## Fort Collins Retail

Nestled against the Rocky Mountain foothills, alongside the banks of the Cache La Poudre River, lies the city of Fort Collins. As home to Colorado State University, Fort Collins established itself as the retail, banking and healthcare center for Northern Colorado, southern Wyoming, and southwestern Nebraska.

## Fort Collins Facts

2009 Population	137,200
2009 Avg Annual Population Growth Rate	1.4%
2005 Estimated Regional Population	561,372
Projected 2020 Regional Population	726,575
2009 Area (sq mi)	53.4
2008 Median Age	30.1
2008 Average Household Income	\$75,100
2008 Households Earning <\$75,000	38.7%
Avg Single-family Home Price 2007	\$251,081
Owner-occupied units	63.1%
Renter-occupied units	36.9%

The I-25 Corridor is a 10+ mile area stretching along the eastern edge of Fort Collins. It contains four full-movement interchanges, and over 750 acres of "greenfield" development opportunity. The corridor is anchored to by the Anheuser-Busch Brewery on the north and the Fort Collins-Loveland Airport on the south. The area provides opportunities for a variety of development including residential, office, manufacturing and retail shopping centers and excellent access to regional markets. Nearby new residential development and access to Denver International Airport has made the I-25 Corridor a much sought out venue for new mixed-use development.

## OPPORTUNITIES

- New development at the interstate interchanges
- Acres! Acres!
 

Exit 269 (Hwy 14/E Mulberry Rd)	50
Exit 268 (Prospect Road)	
- NE quadrant	30
- SE quadrant	80
- SW quadrant	25
- NW quadrant	35
Exit 265 (Harmony Rd)	320
Exit 262 (Carpenter Rd/CO Hwy 392)	225
<b>Total acres of undeveloped commercial zoning</b>	<b>765</b>
- Studies underway to identify interchange improvement funding options including the I-25/SH392 Interchange Improvement Plan and CDOT's Northern Colorado I-25 Corridor Environmental Assessment
- City and landowners are joined to resolve infrastructure problems
- I-25 Corridor has been referred to by some as the "Northern Colorado Main Street"

## VISION

- Well designed mixed-use, transit corridor.
- Commercial/retail concentrated in activity centers at interstate interchanges
- Employment districts located between commercial/retail activity centers
- Preservation of open space, the Poudre River corridor, view corridors
- Well integrated residential uses
- Well balanced and safe transportation network



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Mike Freeman - CFO

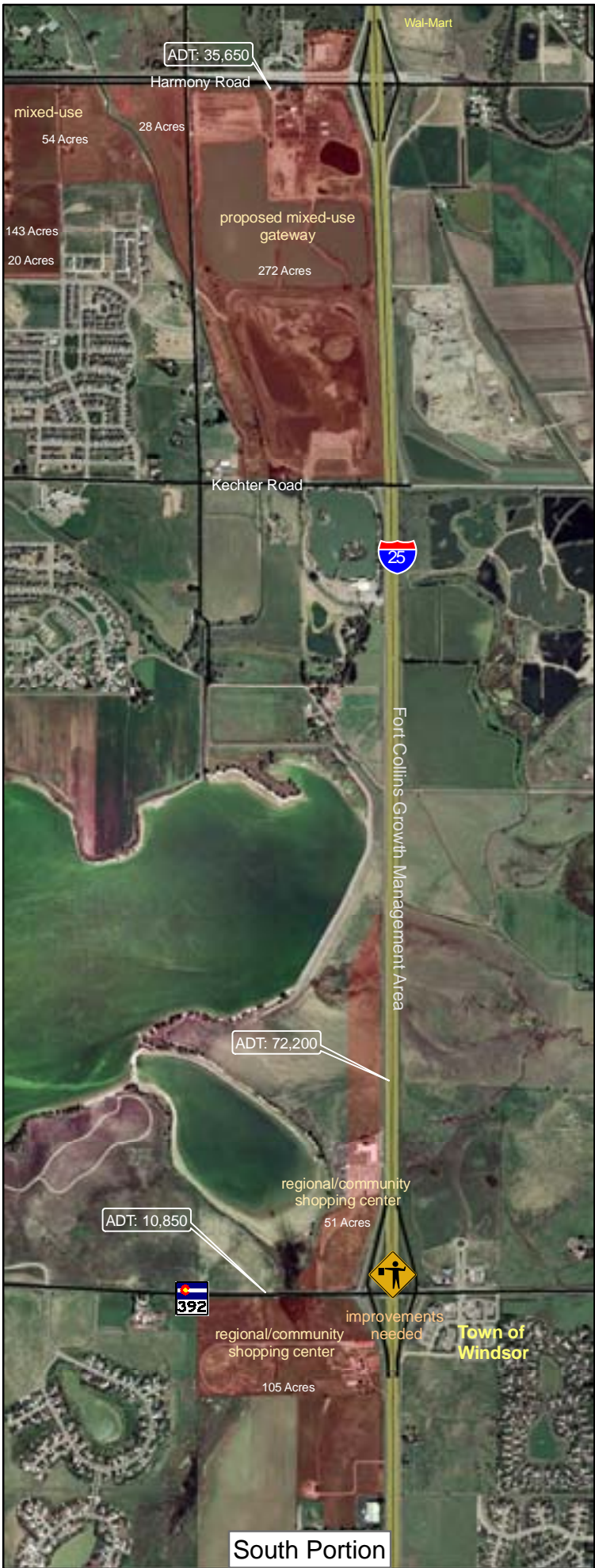
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# I-25 Corridor



North Portion



South Portion