



WHITCOMB STREET ACREAGE

FORT COLLINS, COLORADO | 9 ACRES | \$1,725,000

Whitcomb Street Acreage is a 9.5-acre multi-zoned property located in northern Fort Collins near Highway 287, offering prime potential for development or special use. Positioned on North Whitcomb Street, the land has historically operated, and currently functions as an equestrian boarding and training facility. The property is mostly open, with several structures including a large wood-framed, tin-sided building that may be suitable for covered storage. The property borders City of Fort Collins land to the east and south, currently maintained as native open space. The current owner is willing to work with a buyer to remove fencing and smaller structures, offering flexibility for redevelopment.

The zoning is as follows: Recreational 6.0 acres, Commercial/Residential 2.52 acres and Mobile Home Park 1.0 acre. The neighborhood currently consists of commercial uses such as an existing storage facility, wholesale plant and tree nursery, landscape operation and solar facility. The property borders land owned by the City of Fort Collins on the east and south property lines as native areas.



IMPROVEMENTS

The property has several structures including a large wood-framed, tin-sided building that may be suitable for covered storage. A mostly remodeled older home sits in the northwest corner and could potentially be subdivided. Most of the other buildings and horse pens are likely obsolete for future use.

WATER RIGHTS

Water rights include an existing well and City of Greeley taps. City of Fort Collins water adjoins the property. Utility service is provided by electric service from Poudre Valley REA and natural gas is supplied by Xcel Energy. Access is on a privately maintained gravel access road, shared by neighboring properties. This property is ideally suited for low traffic commercial use.

TAXES: Multi Zoning \$12,275 for 2024 payable in 2025









**Outlines for Illustrative
Purposes Only**



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