



PROPERTY DETAILS

Parcels:

117 Cameron Dr.: 0.59 Acres/25,810 SF
111 Coronado Ct.: 0.22 Acres/8,999 SF

Zoning: (CG) General Commercial

Property Taxes:

117 Cameron Dr: \$3,958.08 (2025)
111 Coronado Ct: \$1,378.16 (2025)

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CAMERON PARK

SALE PRICE: \$150,000 (BOTH LOTS)

111 CORONADO \$35,000 | 117 CAMERON \$130,000

- Fully developed commercial pads for sale in convenient south Fort Collins office park
- Located just one block west of US Highway 287/College Ave., and just over one half mile south of Harmony Road with easy access to Loveland or Fort Collins and area amenities
- **111 Coronado**: has parking lot installed and envelope ready
- **117 Cameron**: has view window from College Avenue and flexibility for office needs
- Aggressively priced to move for investor/developer or owner-user



DEMOGRAPHICS (Source: STDB Online 2026, radius)

	1 Mile	3 Mile	5 Mile
2026 Population	8,058	77,457	161,731
Avg. HH Income	\$146,480	\$141,273	\$128,465
Households	3,607	32,753	65,676
Businesses	483	3,510	6,588
Employees	5,633	41,516	85,733



TRAFFIC COUNTS (Source: STDBOnline)

US Hwy 287 @ College Ave Frontage	32,650 VPD
Cameron Dr. @ Property	467 VPD

COMMERCIAL LAND FOR SALE

117 Cameron Drive, Fort Collins, CO

117 CAMERON DRIVE

- 0.59 Acre
- South end access
- View window from College Avenue
- Adjacent Business Park open space/storm drainage for quiet setting
- One of the last remaining larger lots in the Business Park



The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 9/17/2026

COMMERCIAL LAND FOR SALE

111 Coronado Ct., Fort Collins, CO



111 CORONADO COURT

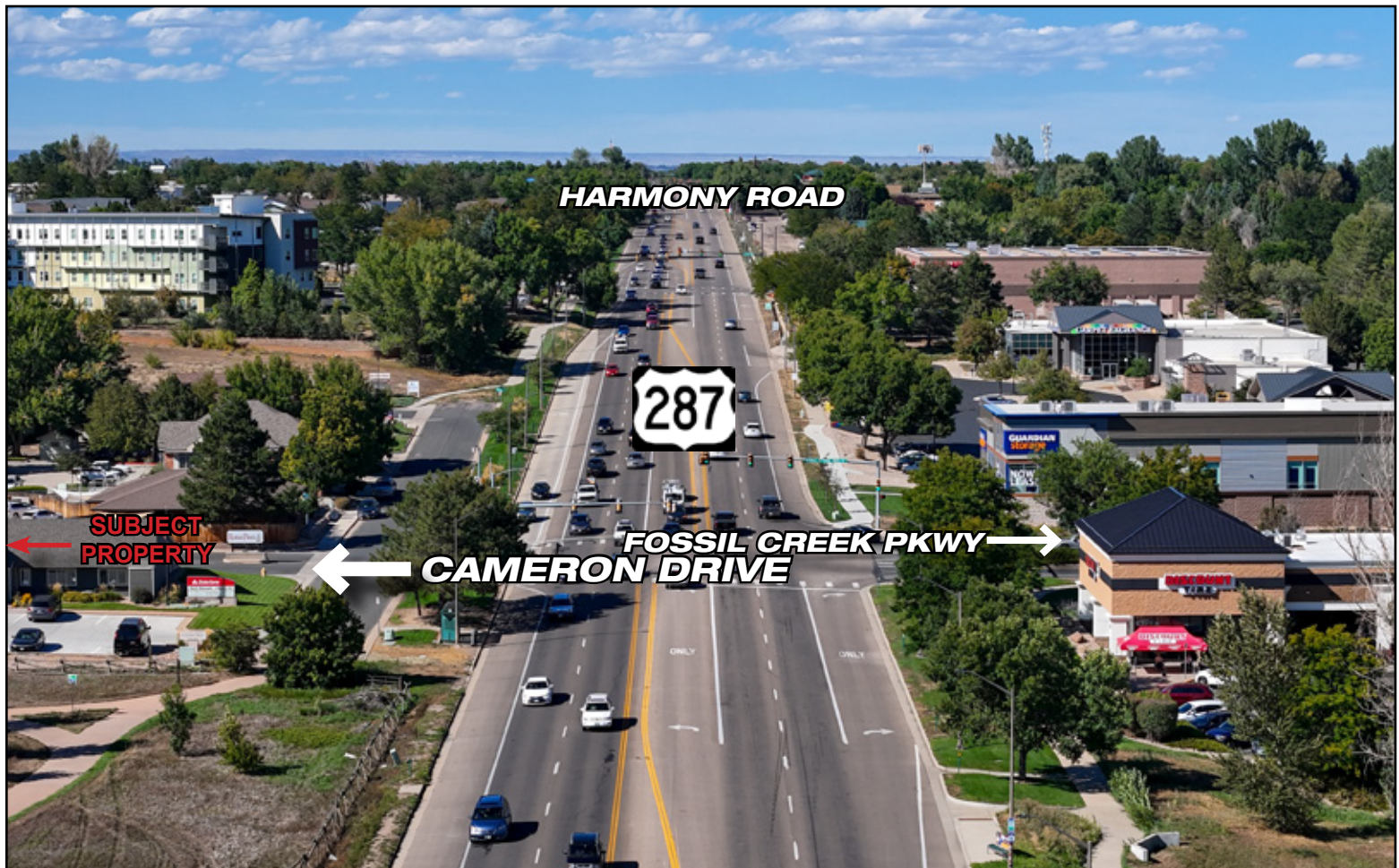
- 0.22 Acre Building envelope
- Parking lot installed and ready for building construction
- Walk-out potential with natural area behind building envelope
- Priced for quick sale

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COMMERCIAL LAND FOR SALE

117 Cameron Drive & 111 Coronado Ct., Fort Collins, CO

- New development in the area including the Redtail Ponds PSH
- Easy access to Highway 287
- Close proximity to Harmony Corridor and area amenities
- Development Ready!



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