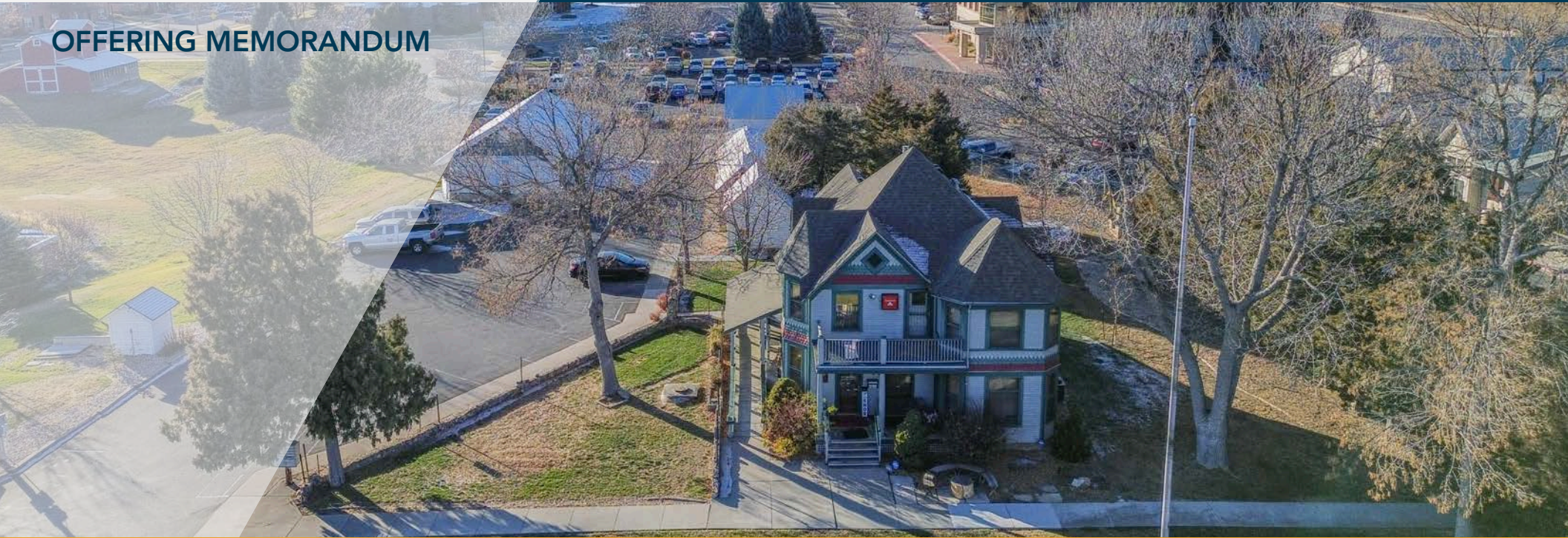


OFFERING MEMORANDUM



KEY INVESTMENT HIGHLIGHTS



Sale Price: \$1,590,000



Historical Property & Outbuildings for Sale
1.93 Acres



Historic Recognition
Honored by Colorado Preservation Inc., the
National Trust, and Save America's Treasures
program



Zoned Harmony Corridor (HC), the property
offers prime visibility at Ziegler and Harmony
Roads and is surrounded by key employers,
medical campuses, retail, and housing

CONTACTS

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DISCLOSURE AND CONFIDENTIALITY AGREEMENT

The information contained within the following offering memorandum is exclusive and strictly confidential. No person, other than as provided for herein, has been authorized to give any information or to make any representations other than those contained in this memorandum in connection with the offer being made hereby, and if given or made, such information or representation must not be relied upon as having been authorized by Waypoint Real Estate, LLC.

This offering memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Waypoint Real Estate, LLC, has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this investment offering has been obtained from sources believed to be reliable. However, all potential buyers are responsible to take appropriate measures to verify all of the information set forth herein.

Contact Waypoint Real Estate, LLC, for any property showings or for more information.



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EXECUTIVE SUMMARY

THE OFFERING

Waypoint Real Estate is pleased to present **4605 Ziegler Road**, a historic commercial property located in the heart of the Harmony Corridor, one of Fort Collins' fastest-growing districts.

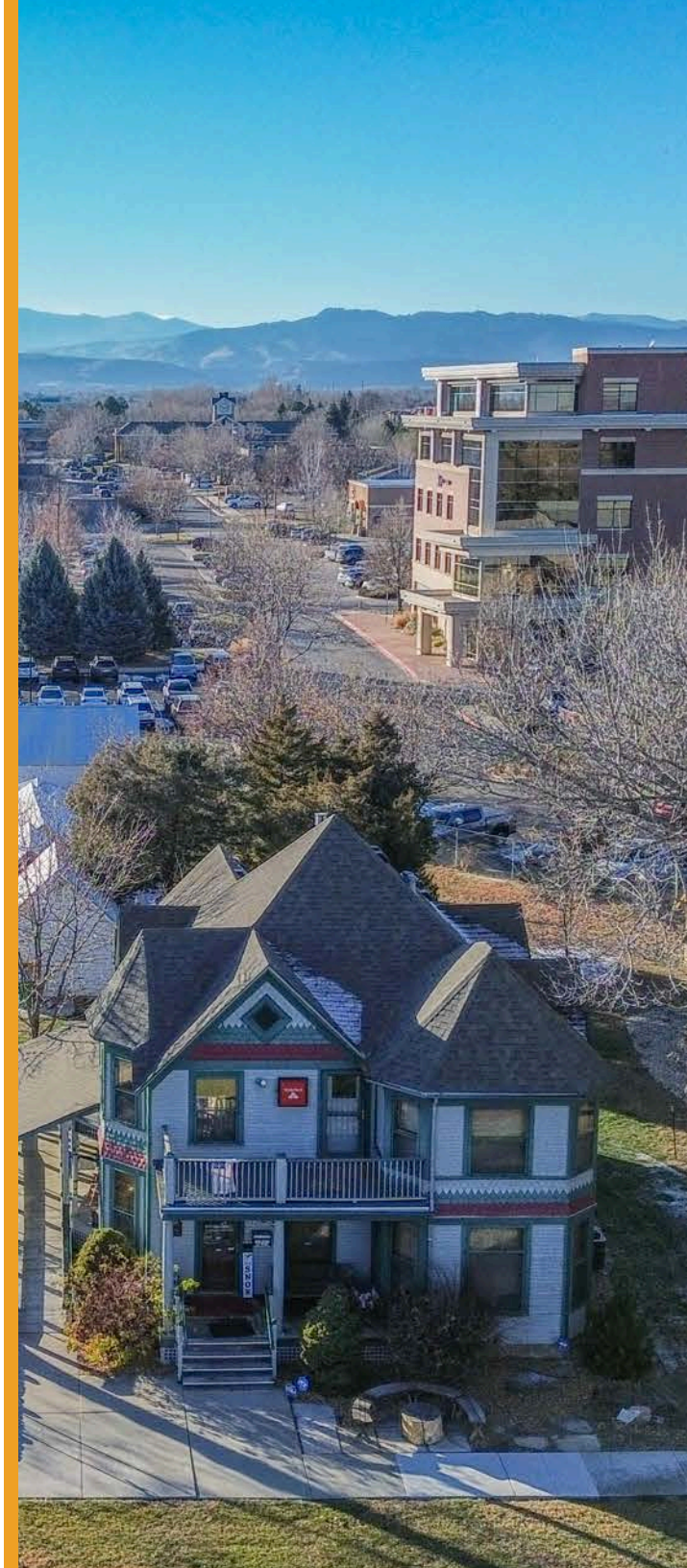
Positioned on 1.93 acres, the site features a fully converted 2,402 SF Victorian farmhouse, multiple historic outbuildings, and utility structures.

Known locally as the **Preston Farm**, the site dates back to 1877 and is one of the most significant remaining agricultural homesteads in the Fort Collins Urban Growth Area. The main building, a farmhouse originally constructed circa 1890 and renovated in 2002, offers eight private offices, two bathrooms, a reception area, and a waiting room. The Victorian farmhouse, a 1,296 SF historic grain elevator, and machine shop have been recognized by Colorado Preservation Inc., the National Trust for Historic Preservation, and the Save America's Treasures program.

Zoned **Harmony Corridor (HC)**, the property offers strong visibility along Ziegler and Harmony Roads. An area surrounded by major employers, medical campuses, retail centers, and residential communities. This offering represents a rare opportunity to acquire a historic, high-visibility commercial property in a premier Fort Collins location.

INVESTMENT OVERVIEW

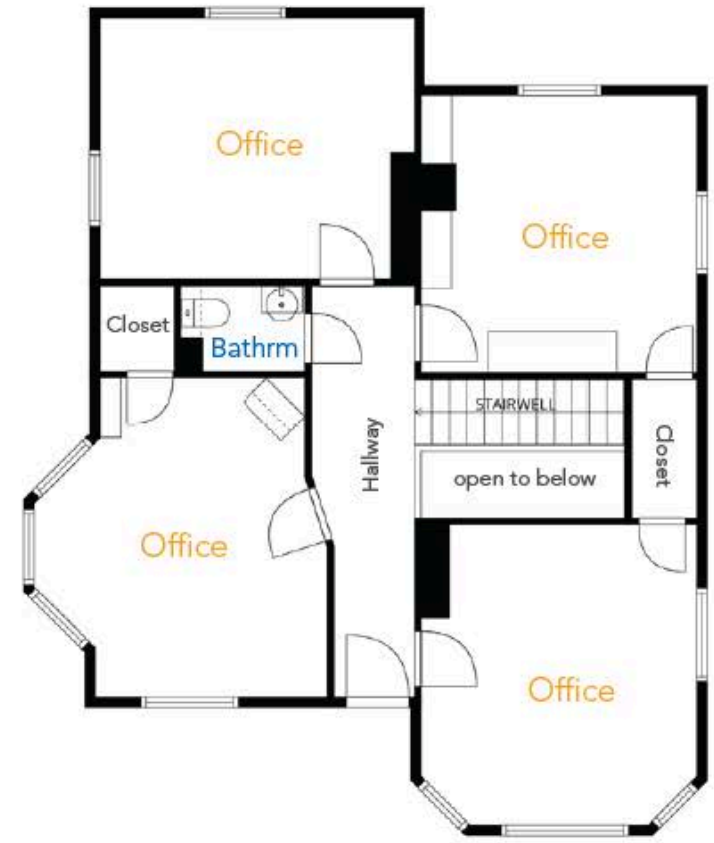
Sale Price	\$1,590,000
Acres	1.93 Acres
Address	4605 Ziegler Rd Fort Collins, CO 80528
Parcel	8605151004 - Larimer County Conservation Easement & City Landmark Designation
Zoning	Harmony Corridor
Historic Farmhouse	2,402 SF (c. 1890, remodeled 2002)
Historic Grain Elevator	1,296 SF (c. 1890)
Detached Garage	1,540 SF (c. 1900)



Historic Farmhouse - Floorplan



1st Floor



2nd Floor

Historic Farmhouse - Photos



PROPERTY DETAILS

Site & Lot Details

Zoning District	Harmony Corridor
Acres	1.93
Parcel #	8605151004 (Schedule: 1601479)
Demographics	\$95,571 Median Household Income (3-mi radius)*
Traffic Count	Approx. 33,572 VPD Harmony Rd*

Historical Recognition & Harmony Corridor Plan

Fort Collins Historic Preservation	(970) 224-6078 preservation@fortcollins.gov General information Prospective Buyer Handout
Harmony Corridor Plan	Ch.5 (p. 87) Harmony Gateway Area
Land Use Code	Article 2: Zone Districts-Harmony Corridor (p. 56-58) Article 4: Use Standards

Historic Buildings

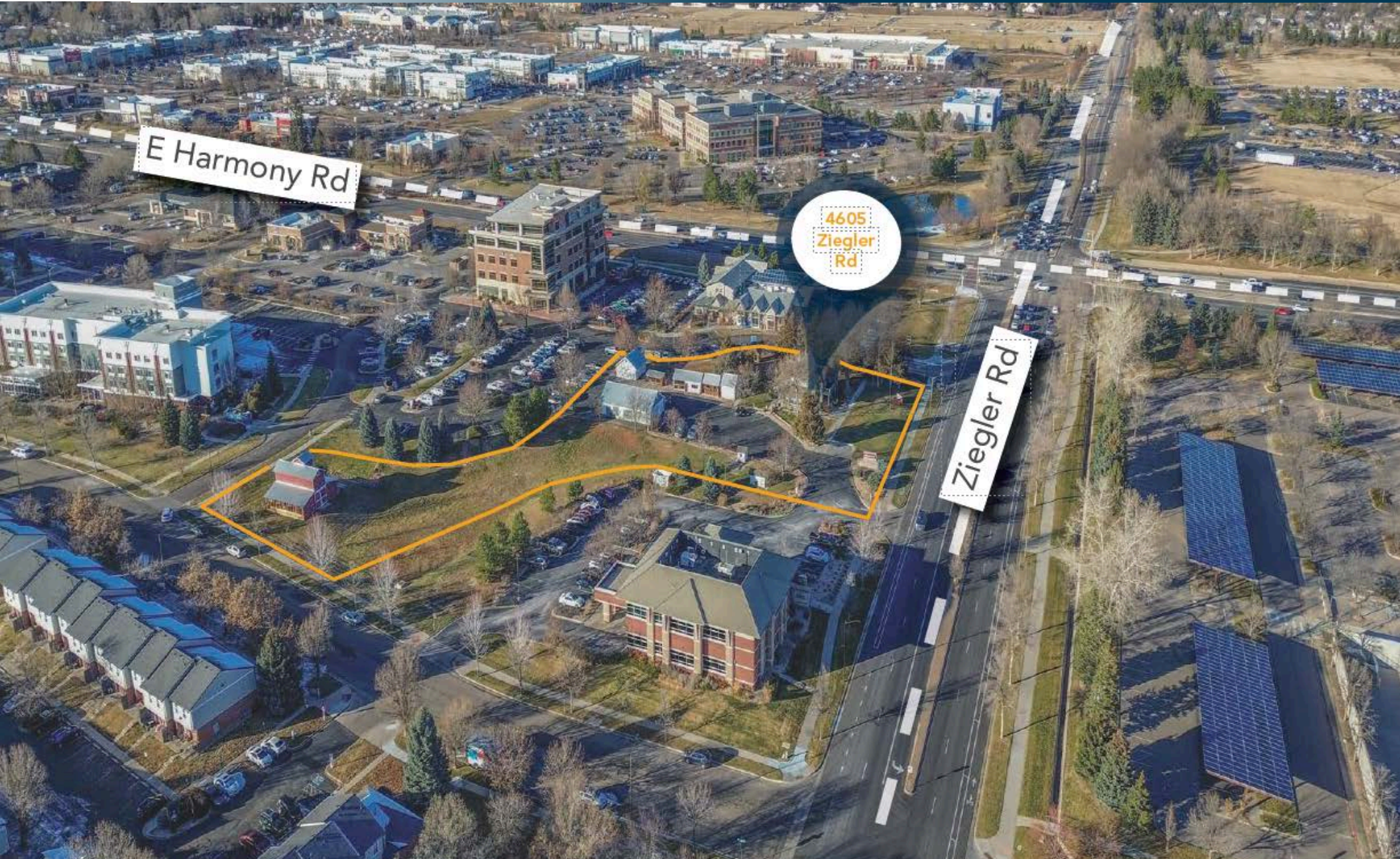
2-Story House	2,402 SF (c. 1890 remodeld 2002) 8 Rooms, 2 Bathrooms
Historic Grain Elevator	1,296 SF (c. 1890)
Machine Shop	unkown SF (c. 1921)

Other Buildings / Garage

Seven Structures	Variety of age and size
Detached Garage	1,540 SF (1955)



The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.





860 5109 200
860 5109 300
860 5109 400
3003
860 5109 500
860 5109 100
860 5109 310

4605
Ziegler
Rd

Parcel: 8605151004
Schedule: 1601479

HARMONY
ONE CONDOS

PRESTON
CENTER 3RD

TIMBERWOOD DR

ZIEGLER RD



4605
Ziegler
Rd



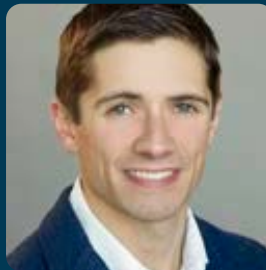
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