

It's easy to find available business properties

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Information about them...not so much

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Information about them...not so much
Need a single source, simple and free.



Beagle

Small Business Location Search
beaglescore.com

Solution to the Site Location Challenge

Lots of information



Present the quality of an address
with a single score

B

86 / 100

B

86 / 100

Taxes + Regulations + Competition +
Neighborhood + Infrastructure +
Incentives

It's where you're already looking



KL Home Finder
Search the MLS Map for Colorado Properties

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[Find Properties on a Map](#) or

4602 Highland

\$1,800,000
Contact KL Realty



4602 Highland Dr, Longmont, 80503
Web Reference: KL152 | MLS# 687558

4 Acres 3 Beds 1 Bath

B 86/100

This compelling property on two dividable parcels & tremendous water rights holds multiple opportunities for a clever buyer. A standout location, commercial zoning & 17,000 cars passing daily, spell out huge potential. Operational greenhouse, garden center & store. Ample parking! Two leasable residences & detached two car garage. Property borders open space. Barn, hay storage, tack room. Root cellar. Build your dream business here. Mature trees lend shade & character.

Two separately deeded parcels, the business utilizes both. Detailed Profit/Loss Statement available to serious buyers at showing, income only including retail.

Features

- [Ample Parking](#)
- [Garden](#)
- [Greenhouse](#)
- [Irrigated](#)
- [Retail Shop](#)
- [Root Cellar](#)
- [Barn](#)
- [Garden Center](#)
- [Hay Storage](#)
- [Mature Trees](#)
- [River](#)
- [Tack Room](#)

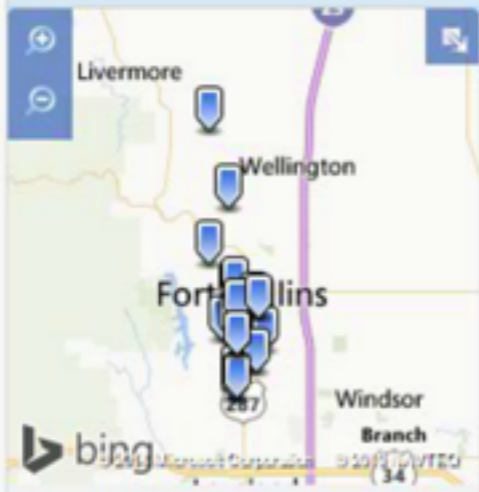
Quick Specs

Location: Lyons
Property Type: Commercial
Property Type: Special Listings
MLS Number: 687558
Price: \$1,800,000
Beds: 3
Baths: 1
Stories: 1
Built: 1978









[Switch to Map View](#) | For Sale | Fort Collins, CO | [Search](#) | [Save Search & Email Alerts](#)



[Start a New Search](#)
 Refine Your Search [Reset](#)
 Polygon Search

 Price Range (USD)
 to
 Total \$ \$/SF
 \$/Acre \$/Unit
 Building Size (SF)
 to
 Keywords

0 Selected | [Watch Properties](#) | [Create Report](#) | Sort | 1 - 20 of 165 listings (109 bldgs)

- Premium Listings – Receive Priority Placement**
- Canyon Ranch Estates**
 Fort Collins, CO
 Canyon Ranch Estates, located north of Fort Collins, is composed of a 144.68 acre parcel which contains a main house, barn, other ...
 4 Photos
\$2,500,000
 469.35 AC
 Commercial/Other (land)
 B 71/100
 - 149 W Harvard**
 Fort Collins, CO
 Fantastic purchase opportunity! Solar One Office Plaza is located in the mid-town corridor of Fort Collins. Priced aggressively and ...

\$285,000
 2,615 SF
 Office Condo
 B 58/100
 - South Shields**
 Fort Collins, CO
 properties have investment structures currently on land, 2 duplexes, 1 two story home, 1 cottage, 3 car ports, ZONED - EMPLOYMENT
 17 Photos
\$650,000
 1.02 AC
 Retail (land)
 B 44/100
 - 2839 S College Avenue**
 Fort Collins, CO
 This 25,200 square foot College Avenue retail property is

\$2,016,000
 25,200 SF Bldg
 Free Standing Bldg

The App

B

86 / 100

The App

B 86 / 100

86/100

Brewery

at 201 North Howes Street, Fort Collins,
Colorado 80526, USA

The Score →

Your Beagle Score is made up of 5 categories of data, explore them below.

Map

Competitive Analysis

Incentives

67

Taxes [Lookup your taxes »](#)

87

Infrastructure [Explore your neighborhood »](#)

92

Your Neighborhood [Discover your neighborhood »](#)

42

Competition [Find your competition »](#)

75

Regulations [Know the regulations »](#)

✉ [Email Details »](#)

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Beagle scores tell you how fit this property/location is for business by combining experience and insight with a variety of factors. Explore and customize Beagle for your needs.

The App

B 86 / 100

86/100

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✉ Email Details »

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← 92/100 Neighborhood

Get to know the neighborhood, from the workforce to the local crime rates.

Crime Rate

Fort Collins PD - 5598 offenses in 2012.

[Details](#) [Share](#) [Close](#) [+](#) [-](#)

Local Demographics

Median Income - \$88092

High School Graduation Rate - 98.43%

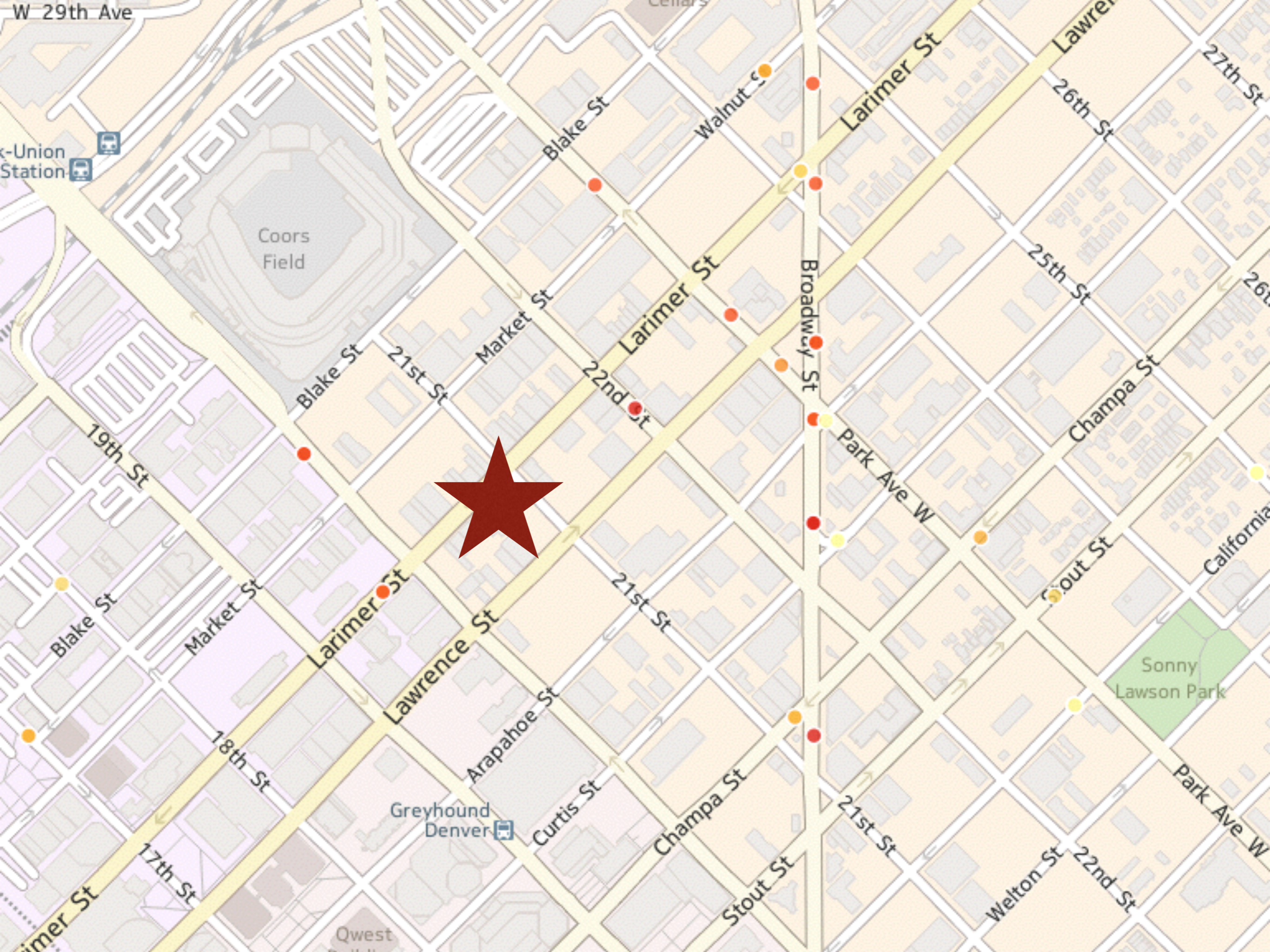
[Details](#) [Share](#) [Close](#) [+](#) [-](#)



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Currently based on 26
public & private data sources

Anatomy of the Traffic Score



W 29th Ave
k-Union Station
Coors Field
19th St
Blake St
Market St
Larimer St
Lawrence St
Arapahoe St
Curtis St
Champa St
Stout St
21st St
22nd St
Walnut St
Broadway St
Park Ave W
25th St
26th St
27th St
Champa St
Stout St
California
Sonny Lawson Park
Park Ave W
21st St
22nd St
Welton St

Beagle knows what's important for
different types of business

B **86** /100

86/100

Brewery

at

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Customization makes Beagle powerful



Easily set what's important to you



Easily set what's important to you
and what isn't.

Analysis
+
User Customization
=
Smarter Scores

Deliver to Entrepreneurs via
Commercial Real Estate & MLS Sites

Embed in yours with 1 line of code

A single source of information for any location.

Simple and Free



Beagle

Small Business Location Search
beaglescore.com

Thank You!

Team Beagle

Wojciech Magda & Sean Wittmeyer

Fort Collins Finalists

Throw a dog a bone at
beaglescore.com

Phase 1

Beagle fetches everything it can find and brings the information back to you.

Phase 2

Beagle gets easier to use with a dashboard and location comparison features

Phase 3

Monetization of the data collected.