

NWC OF MULBERRY & GREENFIELD COURT FORT COLLINS, CO

5.45 ACRES
AVAILABLE



DISCOUNTED BULK PRICING | CONTACT BROKERS FOR DETAILS

Located at Mulberry Street and Greenfield Court in Fort Collins, Colorado, this prime retail site offers pad-ready parcels with full entitlements and infrastructure, for sale in a high-growth corridor. With strong visibility, access to a trade area of 300,000 residents, and proximity to Colorado State University, it presents a valuable opportunity for developers seeking long-term stability and growth.



PROPERTY HIGHLIGHTS

LOT SIZE

5.45 acres available for sale

SUBDIVIDABLE PARCELS

Ideal for developers

STRATEGIC LOCATION

Situated at a signalized intersection with high traffic counts and excellent accessibility

MAJOR CORRIDOR EXPOSURE

Positioned along the primary thoroughfare connecting I-25 to downtown Fort Collins and Colorado State University

BOOMING RESIDENTIAL GROWTH

Approximately 2,000 units planned in the nearby Bloom development, with several thousand more in the surrounding area

ZONING ADVANTAGES

Drive-thru uses permitted under [current zoning](#)



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	3,491	44,913	133,316
AVG. HOUSEHOLD INCOME	\$119,452	\$120,286	\$112,057
BUSINESSES	325	2,439	2,439
DAYTIME EMPLOYEES	3,304	30,939	100,530

FOR MORE INFORMATION, PLEASE CONTACT:

AKI PALMER
Executive Managing Director
+1 720 299 8733
aki.palmer@cushwake.com

COLE VANMEVEREN
Senior Director
+1 970 219 3802
cole.vanmeveren@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, CO 80525
+1 970 776 3900
cushmanwakefield.com