

MARS LANDING

TBD MARS DRIVE, FORT COLLINS, COLORADO

MULTIFAMILY DEVELOPMENT OPPORTUNITY



Mars Landing is a prime 3.78-acre land parcel designated for multifamily development. The proposed plan includes two multifamily buildings, offering a total of 90 units that are an average size of 820 square feet. Conveniently located just off Highway 287 in Fort Collins, this property promises excellent accessibility and a desirable living environment.

SALE PRICE:

\$1,500,000 (\$16,700/DOOR)

Land Size:	3.78 Acres
Proposed Use:	Multifamily
Proposed Building Size:	83,004 SF
Proposed Units:	90 Units 1 Bed: 58 Units 2 Bed: 26 Units 3 Bed: 6 Units
Average Unit Size:	820 SF
Zoning:	CG (General Commercial) - Fort Collins

MULTIFAMILY DEVELOPMENT OPPORTUNITY

DEVELOPMENT DETAILS

Water District: Fort Collins-Loveland

Sewer District: South Fort Collins Sanitation

Electric: Fort Collins

Gas: Xcel

School District: Poudre School District

Current Mill Levy: 93.111



BUILDING PERMIT FEE SCHEDULE
[CLICK HERE](#)



CAPITAL EXPANSION FEES
[CLICK HERE](#)



WATER REQUIREMENTS
[CLICK HERE](#)

RENDERINGS

BUILDING A-42 EAST ELEVATION



BUILDING A-42 WEST ELEVATION



BUILDING A-42
SOUTHWEST
PERSPECTIVE



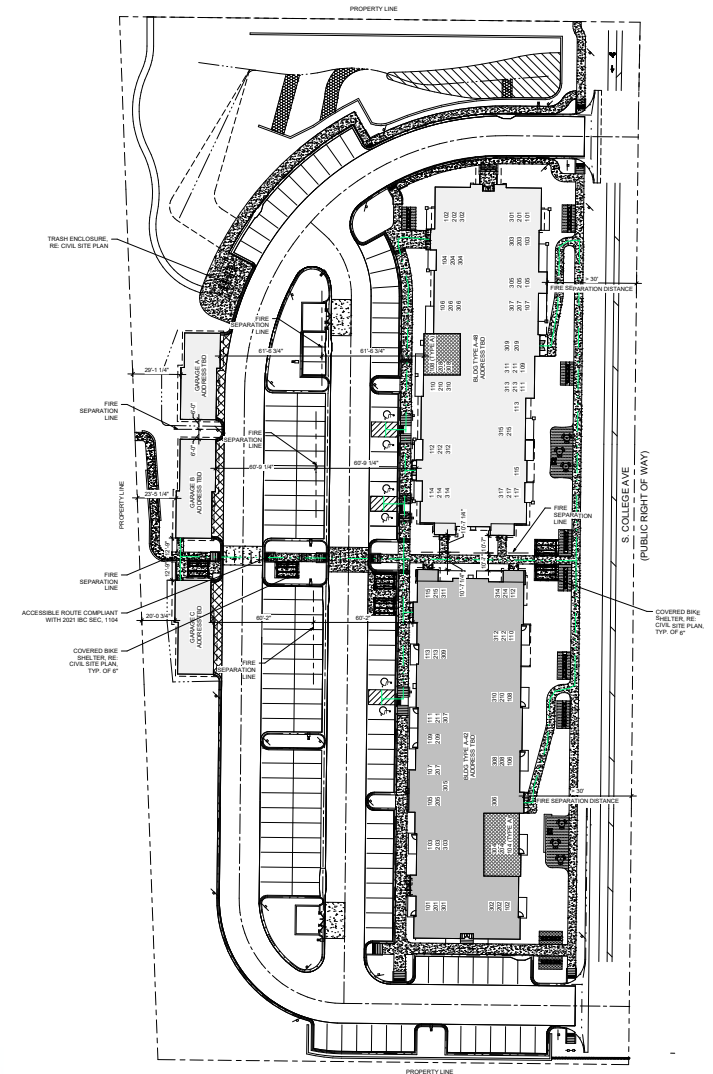
BUILDING A-48 EAST ELEVATION



BUILDING A-48 WEST ELEVATION



BUILDING A-48
SOUTHWEST
PERSPECTIVE



LOCATION OVERVIEW

ABOUT FORT COLLINS | 4TH LARGEST CITY IN COLORADO

Fort Collins, one of the healthiest cities in the U.S., boasts award winning schools, beautiful outdoor facilities, and a flourishing arts scene. Additionally, residents can visit any of the unique breweries, shops and restaurants located in the area.

The Fort Collins economy has a mix of manufacturing and service-related businesses. Many high-tech companies have relocated to Fort Collins because of the resources of Colorado State University and its research facilities.

Fort Collins is also home to many small businesses and entrepreneurial ventures. The Larimer Small Business Development Center helps small businesses in the area get started and become profitable while the Northern Colorado Economic Alliance attracts business while stimulating relevant economic opportunity and job growth for the region.

Other factors that attribute to the entrepreneurial climate of Fort Collins are Colorado State University's College of Business and its Institute for Entrepreneurship Center and the Rocky Mountain Innosphere, helping new clean energy, technology, and scientific startup companies get started.

Source: [choosecolorado.com](https://www.choosecolorado.com)

KEY INDUSTRY CLUSTERS



172,581

2024 POPULATION



70,117

2024 HOUSEHOLDS (HH)



\$115,235

AVERAGE HH INCOME



32.8

MEDIAN AGE



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2024 Population (Pop.)	6,503	55,148	146,194
2029 Pop. Projection	6,845	58,299	154,621
2024 Households (HH)	2,452	22,553	59,427
Avg. HH Income	\$128,016	\$120,721	\$108,149

FOR MORE INFORMATION, PLEASE CONTACT:



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