

Commercial/Industrial Lot

FOR SALE



TBD Bristlecone Drive FORT COLLINS, COLORADO

This **±2.3-acre** site is situated just one block east of College Avenue (Hwy 287) and less than 2 miles north of Old Town Fort Collins and Colorado State University. The surrounding area in Fort Collins has experienced rapid growth, with several major single-family, multi-family, and student housing developments completed in recent years.

The Service Commercial (CS) zoning district is designed for high-traffic commercial corridors, encouraging a variety of uses that facilitate a transition from commercial operations along highways, arterial streets, or rail spurs, to less intensive areas or residential neighborhoods. Additionally, the property borders an Industrial zoning district and is located within an Opportunity Zone.

PROPERTY DETAILS

PARCEL SIZE:	±2.3 Acres (100,201 SF)
SALE PRICE:	\$1,400,000 (\$13.97/SF)
ZONING:	CS - Service Commercial
TAXES:	\$5,364.86 (2024)



Site Information



ZONING DESCRIPTION

Service Commercial [CS] District, City of Fort Collins

The Service Commercial District is intended for high-traffic commercial corridors where a range of uses is encouraged to create a transition from commercial operations on a highway, arterial street or rail spur, to less intensive use areas or residential neighborhoods. This designation is only for areas that have been designated under an adopted subarea plan as being appropriate for the CS District.

The following building types are permitted in the CS District:

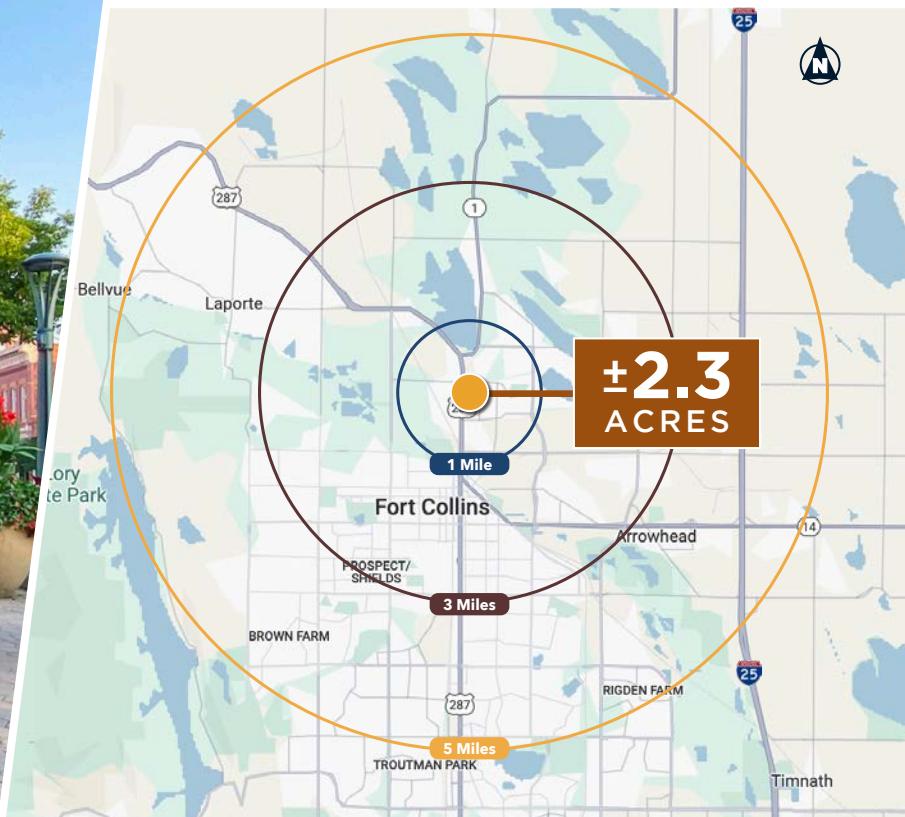
- Mixed-Use, Apartment, Row House and Duplex
- ADU only with an existing Detached House
- Detached Accessory Structure
- All nonresidential buildings permitted under this Section, including industrial buildings, shall meet the standards for mixed-use and commercial buildings contained in Section 5.15.2 of this Code

HIGHLIGHTS

- Located in a rapidly growing area of Fort Collins that has seen several major single-family, multi-family, and student-housing developments delivered in recent years.
- Opportunity for a variety of different commercial and industrial uses subject to administrative review.
- The Property abuts Industrial zoning and is within an Opportunity Zone.
- Less than 2 miles North of Old Town Fort Collins and Colorado State University's 33,000 student population.



Location Overview



FORT COLLINS

Over the years, Fort Collins has earned a national reputation as a world-class community and is frequently listed as one of the best places to live, run a business, retire, innovate and more. Fort Collins has an impressive mix of large, medium, and small-size employers along with grassroots startups and forward-thinking entrepreneurs.

Fort Collins Recent Rankings and Awards

- Top 100 Best Places to Live - *Livability* 2024
- Grade A Climate Action Leader - *Environmental Impact Non-Profit, CDP* 2023
- Best Places to Live in the U.S. - *Livability* 2023
- Certified Healthy Workplace Award - *Healthy Links* 2023
- Number 1 Best Place to Live in Colorado - *Forbes* 2022

- City of Fort Collins

DEMOGRAPHICS

Current Population

1 Mile	7,537
3 Miles	61,716
5 Miles	132,369

Estimated Households

1 Mile	3,105
3 Miles	23,590
5 Miles	54,212

Average Household Income

1 Mile	\$88,686
3 Miles	\$98,216
5 Miles	\$103,776

- ESRI 2025



AREA OVERVIEW



CONTACT

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