

NWC OF MULBERRY & GREENFIELD COURT

FORT COLLINS, CO

.7-5.45 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 four pad-ready parcels with full entitlements and infrastructure, ideal for ground lease or 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 retailers seeking long-term stability and growth.



PROPERTY HIGHLIGHTS

FLEXIBLE LOT SIZES

0.7 to 5.45 acres available for sale or lease

SUBDIVIDABLE PARCELS

Ideal for individual users seeking smaller acreage

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:

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