



Downtown Fort Collins



E. MULBERRY STREET / CO. HWY 14

For Sale

Cloverleaf Commercial

4424 East Mulberry Street
Fort Collins, Colorado 80524

\$2,000,000

+/- 5.739 Acres

Commercial Development Land





Cloverleaf Commercial
 4424 East Mulberry Street
 Fort Collins, CO 80524
\$2,000,000 | +/- 5.739 Acre Lot



Cloverleaf Commercial is strategically located at the northernmost exit from I-25 into Fort Collins, which is the direct access to Old Town Fort Collins and Colorado State University. East Mulberry Street (Highway 14) is a commuter route to Fort Collins for the smaller communities of Ault, Eaton, Pierce, and Nunn.

New residential development along East Mulberry Street includes Kitchel Lake and master planned community Bloom. Recent commercial development on East Mulberry Street includes a new Maverik gas station and new WoodSpring Suites hotel. On Prospect Road to the south, the new Timnath Middle and High School and regional athletic field were recently completed.

- **Highly visible retail or commercial pad** at major Fort Collins, CO interchange with approx. 40,000 Vehicles Per Day (VPD) northbound & 18,000 VPD westbound
- 5.739 Acre site suitable for a number of uses including but not limited to **gas/convenience, automotive, car dealership, interior or exterior self storage** with administrative/site plan approval and **light industrial and RV Park** with public hearing approval
- **Flexible zoning of Corridor Commercial (CC) within Larimer County** with potential for annexation into the City of Fort Collins
- Next to Mulberry Industrial Park and nearby major employers including Otterbox
- Major highway in area include new HOV lane and interchange improvements starting at Prospect Road and further south

TRAFFIC COUNTS

VPD

Interstate 25 (I-25) @ Mulberry Northbound

40,000

E Mulberry St @ I-25 Frontage Rd

18,000

*VPD (Vehicles Per Day)



Wayne Lewis
 Senior Partner & Broker
 (303) 588-8808
 wlewis@lcrealestategroup.com



Nathan Klein
 Senior Partner & Broker
 (970) 222.2473
 nathan@lcrealestategroup.com



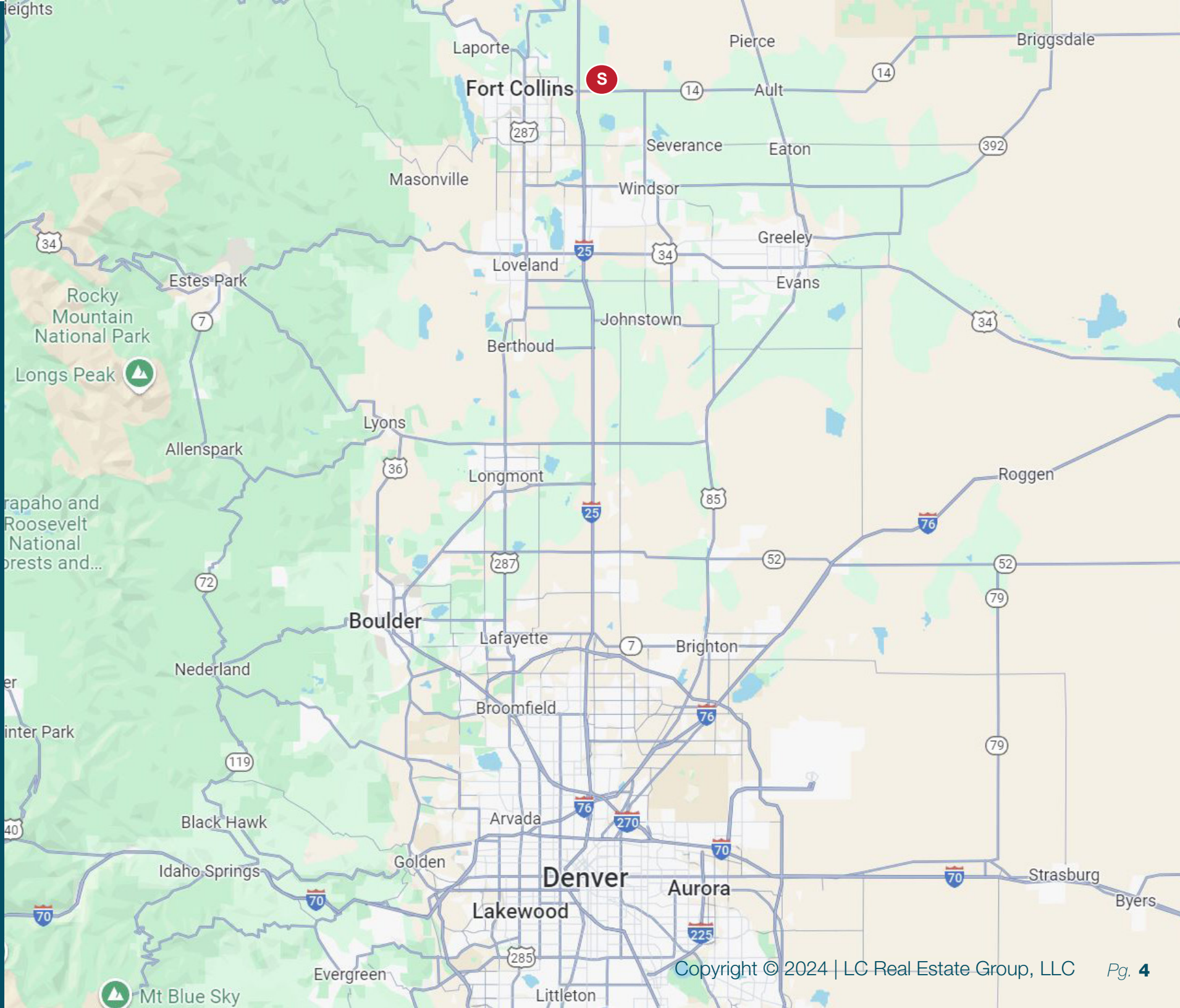
FORT COLLINS, CO
“THE CHOICE CITY”

- 46 miles north of Metro Denver and has access to 2.5 million people within 60 minutes
- Colorado State University is a long term driver of economic growth with plans to reach 35,000 full-time equivalent students by 2035 (2018 Master Plan)
- No. 6 Best Housing Market for Growth & Stability (SmartAsset - June 2020)
- Colorado’s Microbrewery Capital with more than 20 breweries (NCEA)
- No. 1 Best Bike City in America (peopleforbikes.org - May 2018)
- 3rd Best College Town to Live in Forever (College Ranker - Jul 2017)
- No. 4 Best Places to Retire (CBS News - Nov. 2019)
- No. 1, Top 100 Places to Live in the U.S. (Livability - rankings average scores based on civic demographics, economy, education, health, housing, and infrastructure)
- No. 3, U.S. Cities with Highest Economic Confidence (Yahoo Finance - Nov. 2018)
- No. 4, Best U.S. Cities to Raise a Family (MarketWatch - 2019 & Livability - 2018)
- No. 12, Best Performing Cities Index (Miliken Institute - Feb. 2021)
- No. 2, Best Cities for Small Business Owners (ValuePenguin - Jan. 2021)
- Abundant outdoor recreation including easy access to Horsetooth Reservoir, Rocky Mountain National Park, the Cache la Poudre River, and Estes Park
- No. 2 Brain Concentration Index (Bloomberg | Nov. 2018)

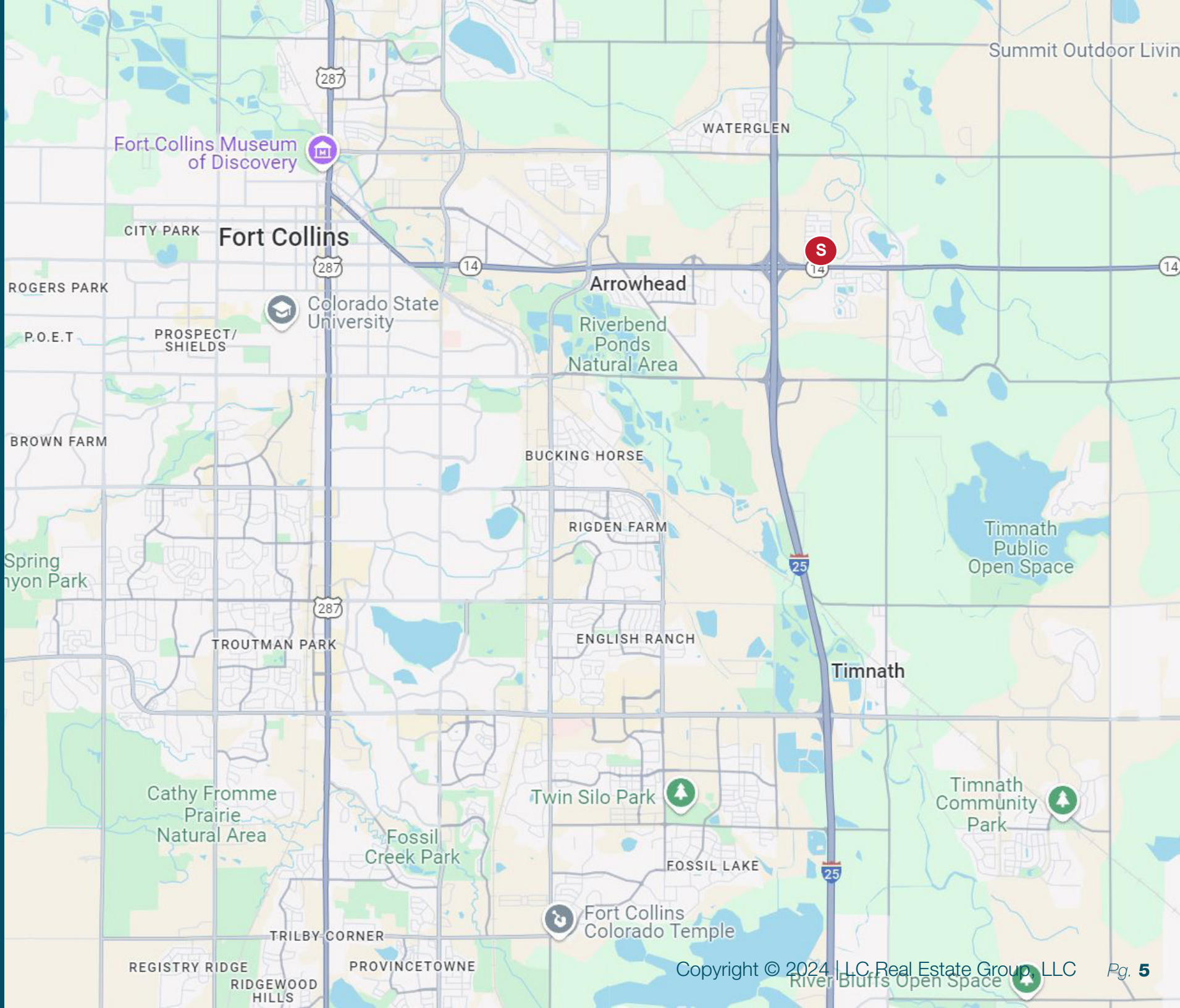
PROPERTY DEMOGRAPHICS

Demographic	3-Mile	5-Mile	10-Mile	City	County
Population	20,662	92,592	280,674	172,581	378,187
Pop. % Annual Change (10 Year)	4.8%	2.67%	2.30%	1.37%	1.87%
Average Household Income	\$130,112	\$123,138	\$129,285	\$85,166	\$94,820
Households	8,018	38,045	109,355	70,117	153,923
Median Age	34.7	34.3	34.1	32.8	38.1
High School Education	15.2%	11.6%	12.3%	97.3%	96.9%
College Education	14.7%	13.7%	15.3%	69.4%	63.7%
Owner Occupied Housing	5,418	21,550	67,970	48.0%	57.5%
Non-Farm Payroll Total	15,991	103,857	187,720	2,936,599	2,936,599
Total Businesses	1,132	5,288	10,235	7,132	15,145

REGIONAL MAP



AREA MAP



Summit Outdoor Living

WATERGLEN

Fort Collins Museum of Discovery

Fort Collins

287

14

S

14

CITY PARK

ROGERS PARK

P.O.E.T

PROSPECT/SHIELDS

Colorado State University

Arrowhead

Riverbend Ponds Natural Area

BROWN FARM

BUCKING HORSE

RIGDEN FARM

Timnath Public Open Space

Spring Canyon Park

287

25

TROUTMAN PARK

ENGLISH RANCH

Timnath

Cathy Fromme Prairie Natural Area

Twin Silo Park

Timnath Community Park

Fossil Creek Park

FOSSIL LAKE

Fort Collins Colorado Temple

REGISTRY RIDGE

RIDGEWOOD HILLS

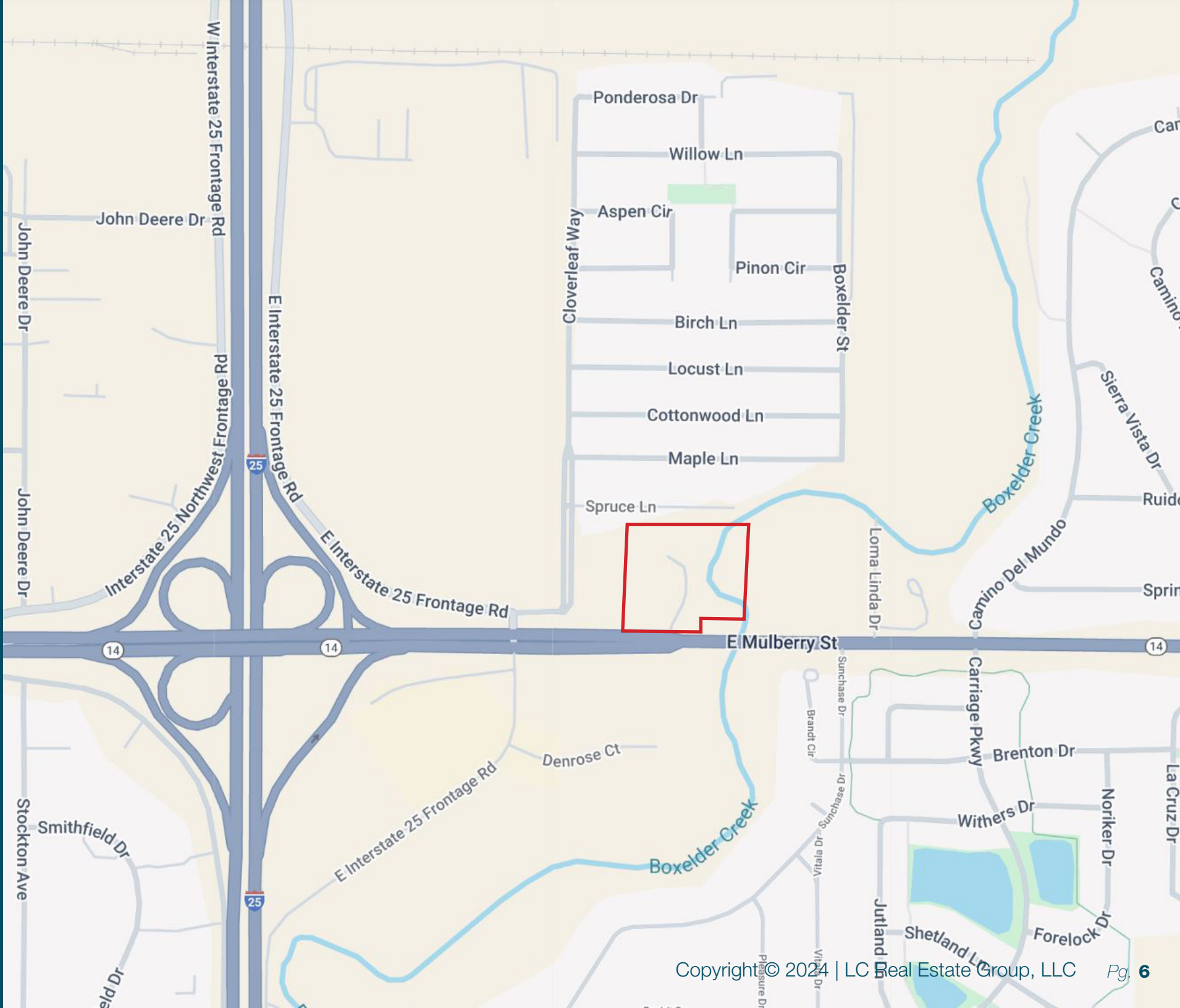
PROVINCETOWNE

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River Bluffs Open Space

LOCAL MAP





Cloverleaf Commercial

4424 East Mulberry Street, Fort Collins, CO 80524

\$2,000,000 | 5.739 Acre Lot

PROPERTY OVERVIEW

Address	4424 East Mulberry Street, Fort Collins, CO 80524
Land	+/- 5.739 Acres (249,990 SF)
Water Rights	None
Water Tap	3/4" Residential (ELCO)
Sewer Tap	Single Family (Boxelder Sanitation)
Mineral Rights	Severed Mineral Rights (None Owned)
FEMA Flood Plain Designation	Zone X (Other Areas, outside 0.2% annual chance flood); Zone AE (Base Flood Elevation Determined); Zone AE (Floodway, 1% annual chance flood)

ENTITLEMENTS

County	Larimer County
Governing Jurisdiction	Larimer County (Unannexed)
Growth Management Area Overlay	City of Fort Collins I TBD (Commercial)
Level of Entitlement	Minor Land Subdivision
Zoning	Corridor Commercial (CC)
Administrative/Site Plan Approval Uses	Assisted Living Facility, Car Wash; Cell Tower, General Commercial, General Retail, Day Care Center, Food & Beverage Facilities, Garden Supply Center, Gas Station & Truck Stop, Health-care Facilities, Marijuana Retail, Office & Professional Services, Private School, Indoor Recreation Facility, Resort Lodge; Storage Enclosed & Outdoor, Vehicle Sales & Leasing; Veterinary Clinic, and Warehouse & Wholesale Facilities
Public Hearing Approval Uses	Light Manufacturing and RV Park
Planning & Zoning Questions	planning@larimer.org (970) 498.7679 https://www.larimer.gov/planning/land-use-code

PROPERTY TAXES

Parcel Schedule	8710305701 1652692
Legal	Lot 1, Boxberger Minor Land Division 12-S3108 (20120060596)
Land Use Assessment Rate	Single Family Residence
Assessed Value	\$47,000
Mill Levy Assessment Rate	92.545 6.7%
Taxes Tax Year	\$6,081.49 2023



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UTILITY PROVIDERS

Water Provider	East Larimer County Water District (ELCO)
Sewer Provider	Boxelder Sanitation District
Stormwater Provider	City of Fort Collins
Gas Provider	Xcel Energy
Electricity Provider	City of Fort Collins
Telephone	CenturyLink and/or Comcast Xfinity
Internet	Century Link, Comcast Xfinity, & Fort Collins Connexion

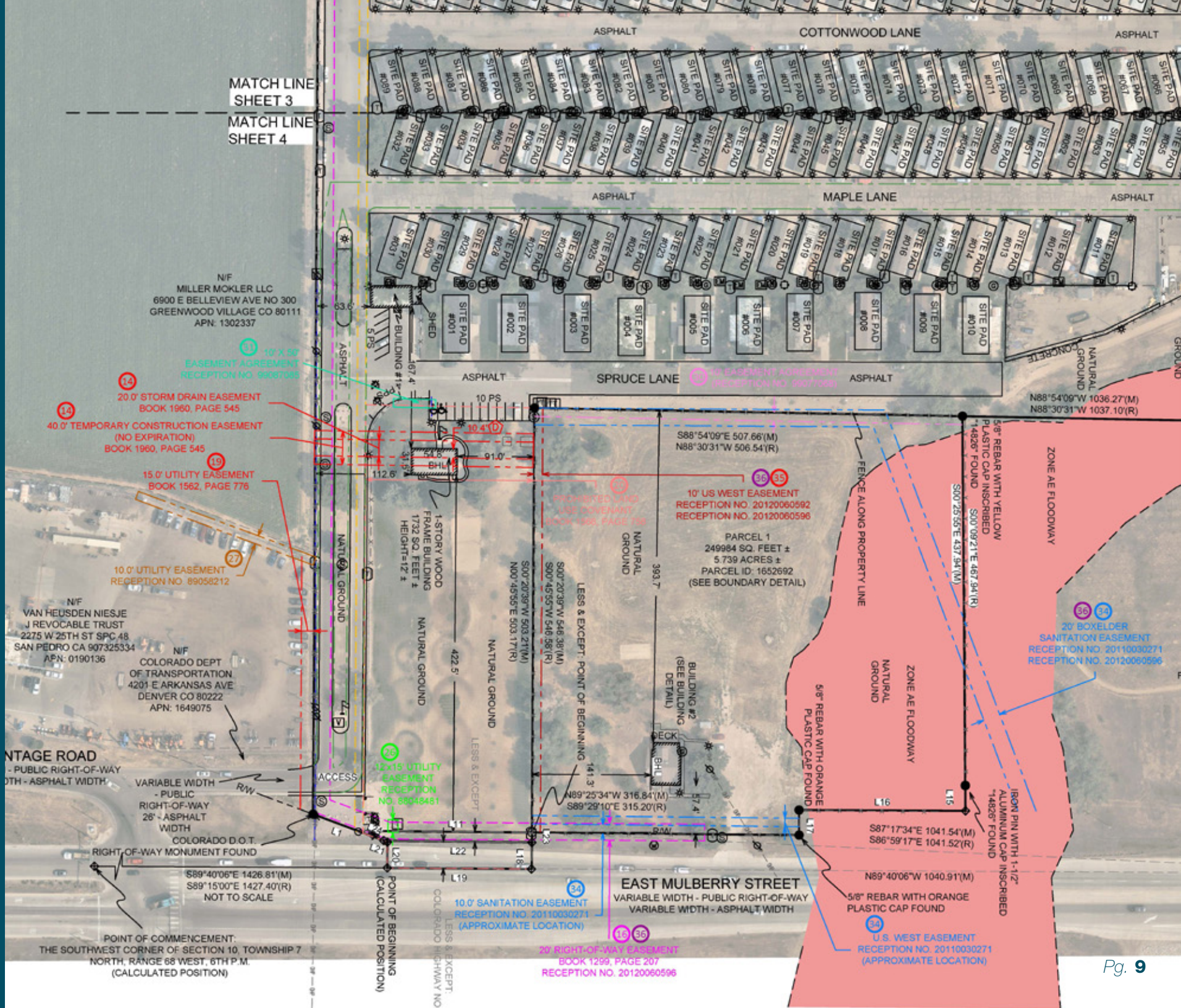
COMMUNITY RESOURCES

School District	Poudre School District
Fire Department	Poudre Valley Fire Authority
Police Department	City of Fort Collins

SITE IMPROVEMENTS

Housing	Two Story Single Family Home
Year of Construction	Built 1927, Remodeled 2005
Total Square Footage	3,748 SF
Finished Square Footage	2,320 SF
Basement	1,428 SF
Bedrooms	4
Bathrooms	2
Garage	None
Heating	Hot Water Baseboard Heat
Cooling	None

SITE SURVEY



CLOVERLEAF COMMERCIAL

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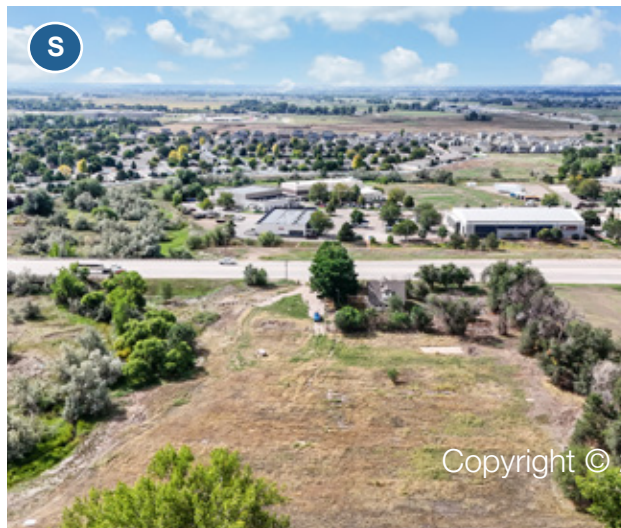
FORT COLLINS, CO

AERIAL OVERVIEW



E. MULBERRY STREET / CO. HWY 14

AERIALS



PHOTOS



RETAIL AMENITIES

S **Cloverleaf Commercial**

1 **North College Marketplace**

6 Miles | 10 Minutes

King Soopers anchored shopping center

2 **Foothills Mall**

7 Miles | 12 Minutes

Contemporary mall offering department & chain stores, restaurants, theater & gym

3 **Walmart Supercenter**

5 Miles | 7 Minutes

Home goods & grocery shopping center

4 **King Soopers**

5 Miles | 7 Minutes

Grocery store and pharmacy

5 **Jax Outdoor**

6 Miles | 9 Minutes

Outdoor clothing and equipment

6 **Home Depot**

3 Miles | 5 Minutes

Home improvement retailer supplying tools, construction products, service

7 **Riverside Shopping Center**

4 Miles | 6 Minutes

Safeway anchored shopping center

8 **RP Plaza**

4.4 Miles | 6 Minutes

New Target anchored retail center

9 **Costco**

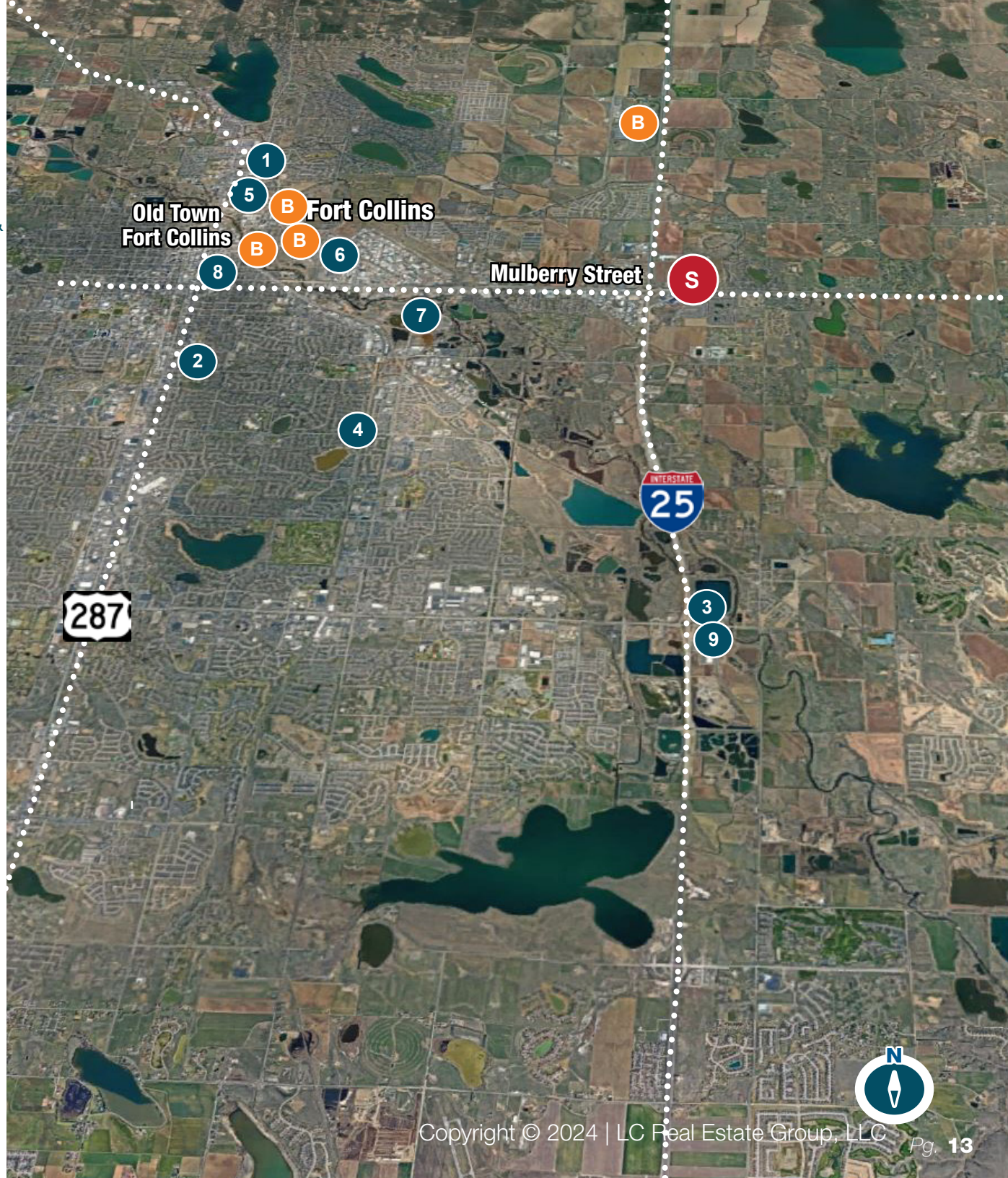
5 Miles | 6 Minutes

Membership big box warehouse - electronics, groceries, furniture, clothing and home goods

B **Local Breweries**

4 - 5 Miles | 6 - 13 Minutes

Anheuser Busch, New Belgium, Odell & Salt Road Breweries



COMMUNITY AMENITIES

S Cloverleaf Commercial

1 Fort Collins City Park

6.0 Miles | 10 Minutes
Community park & open space, courts, fields, pool, lake, and golf course

2 Horsetooth Reservoir

15 Miles | 21 Minutes
6.5 mile long reservoir - boating, swimming, camping, fishing and hiking

3 Riverbend Ponds & Running Deer Natural Areas

3 Miles | 3 Minutes
3+ miles of trails, animal & bird-watching

4 Old Town Fort Collins

4 Miles | 6 Minutes
Retail and service amenities including restaurants, shopping, breweries, entertainment venues and other service related businesses

5 Timnath Reservoir & Open Space

4 Miles | 10 Minutes
Boating, fishing, kayaking, & swimming

6 Lory State Park

15 Miles | 28 Minutes
Park area know for its rugged terrain, with activities like backcontry camping, mountain biking, & rock climbing

7 Colorado State University

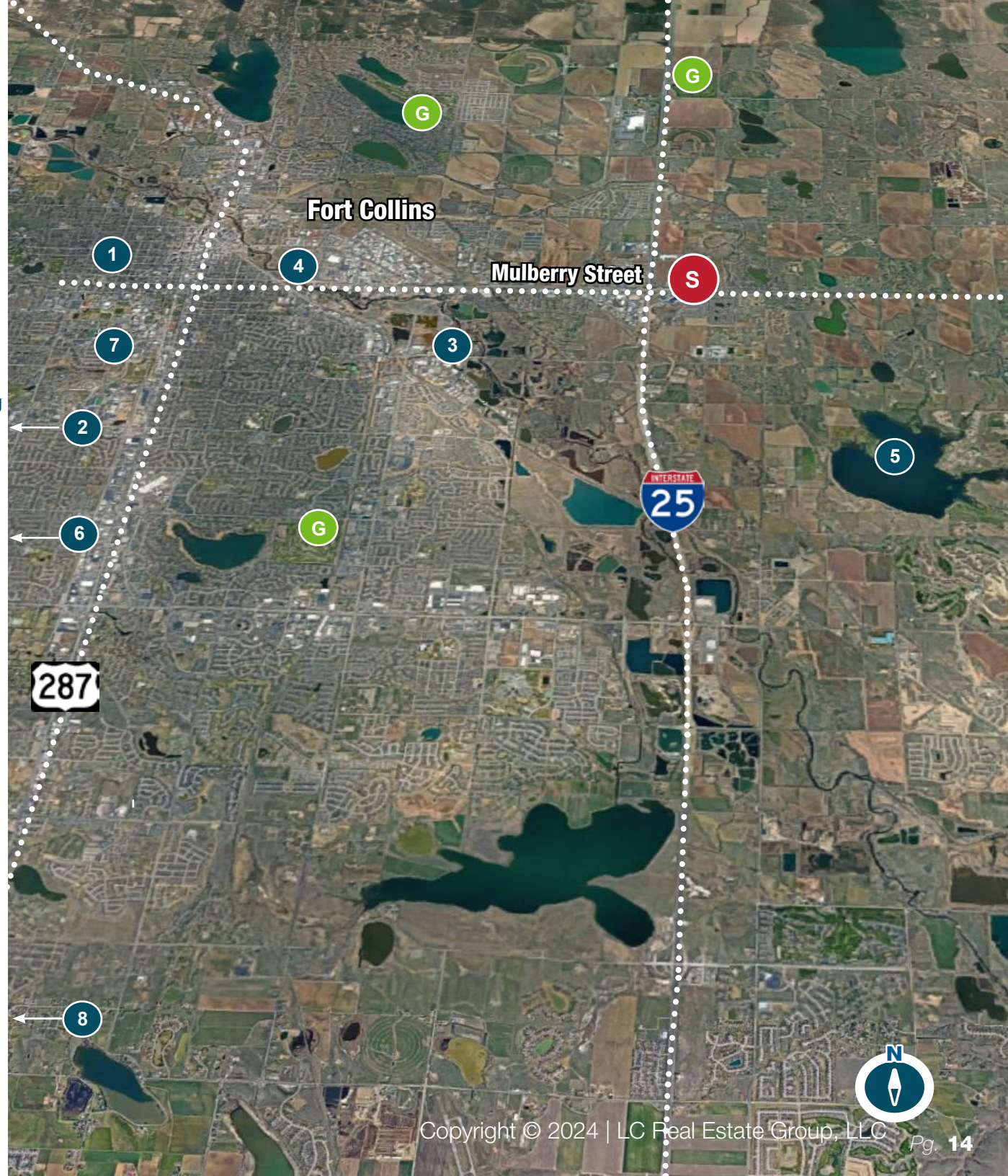
5 Miles | 9 Minutes
Public land-grant research university with over 34,000 enrolled in over 55 academic departments

8 Rocky Mountain National Park

49 Miles | 61 Minutes
415 sq. mile state park with hiking, camping, fishing, wildlife viewing

G Local Golf Courses

3 - 5 Miles | 5 - 7 Minutes
Fort Collins Country Club, Mountain Vista Greens & Collindale Golf Courses





Schools

Poudre Valley School District

PUBLIC SCHOOLS	Grades
Timnath Elementary School (4.1 miles, 6 min.)	K-5
Leshner Middle School (5 miles, 8 min.)	5-8
Timnath Middle High School (2 miles, 5 min.)	6-12
Poudre High School (7 miles, 13 min.)	9-12
Fort Collins High School (5 miles, 9 min.)	9-12

PRIVATE-CHARTER SCHOOLS	Grades
Ridgeview Classical School (5 miles, 7 min.)	K-12
St. Joseph Catholic School (5 miles, 8 min.)	1-8
Heritage Christian Academy (3 miles, 4 min.)	K-12

COLLEGES	Distance	Drive
Front Range Community College	10 miles	15 min.
IBMC College	8 miles	13 min.

UNIVERSITIES	Distance	Drive
Colorado State University	5 miles	9 min.
University of Northern Colo.	26 miles	31 min.



CLOVERLEAF COMMERCIAL

Fort Collins, Colorado

Exclusively Marketed For Sale By:



LCRealEstateGroup.com

1712 Topaz Drive, Loveland, CO 80537



Wayne Lewis

Senior Partner | Broker Associate
(303) 588-8808
wlewis@lcrealestategroup.com



Nathan Klein

Senior Partner | Senior Broker
(970) 222.2473
nathan@lcrealestategroup.com

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