

3221 E. Mulberry St.

.50 Acres

Fort Collins, CO

\$850,000



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Activities & Amenities

Commercial Building
Development Potential
Prime Location

Land Details

Address: 3221 E. Mulberry St., Fort Collins, Colorado 80524, USA
Closest Town: Fort Collins
Total Acres: 0.50
Access: Frontage Road
Zoning: Commercial
Topography: Flat
Landscape: Trees & Lawn
Estimated Taxes: \$2,800.38 - 2025
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Ranch/Single Story
Finished Sq. Ft.: 1193
Stories: 1
Bedrooms: 3
Full Bathrooms: 1 | Half Bathrooms: 1
Basement: None
Electrical Amps: 200
Electricity Provider: Poudre Valley REA
Gas Provider: XCel
Water Provider: ELCO Water
Parking Types: Attached Garage & Driveway
Total # of Spaces: 4
Cooling Systems: Forced Air Cooling
Heating Systems: Forced Air
Foundations: Crawlspace
Appliances: Dishwasher, Hot Water Heater, Oven
Flooring: Carpet
Roofing: Asphalt Shingle
View: Canal & Mulberry Street



Property Summary

The property at 3221 E. Mulberry Street in Fort Collins offers a half acre of prime frontage along a high-traffic corridor. The site includes a 3 bedroom, 1.5 bathroom home along with an existing water tap and private well, creating an excellent opportunity for a small business, live/work setup, or future redevelopment in a rapidly evolving area.





Land

This half acre parcel along the East Mulberry Corridor offers exceptional visibility and access from the frontage road, just minutes from I-25 and adjacent to the rapidly emerging Bloom development. Still positioned in the county and within an area undergoing significant transformation under the City of Fort Collins' East Mulberry Corridor Suburban Mixed-Use Plan, the property presents a unique opportunity for investors, entrepreneurs, or developers seeking a foothold in one of the city's key redevelopment zones.

Key Features:

- Exposure of 400 feet of street frontage
- Traffic of over 30,000 vehicles per day
- Convenient access to I-25
- 6 Minutes to Old Town Fort Collins
- Commercial Zoning
- All utilities in place
- 3 bd/1.5 ba Flex Use Home

The level lot features two access points from the frontage road and is bordered along the southwest edge by the Lake Canal, adding character to the site. The property offers flexibility for a variety of uses, whether repurposing the existing residence for a small business or office, or pursuing a full redevelopment to build a new commercial project from the ground up.



Infrastructure

Utilities currently in place include a domestic water tap from the ELCO Water District, a permitted water well (Permit #121920-A), natural gas service from Xcel Energy, a septic system, and 200-amp electrical service from Poudre Valley REA. One hundred amps serve the home, while an additional 100 amps run to an exterior pole-mounted panel near the frontage road. Previously operated as a used car sales lot, the property also includes existing exterior light poles positioned in the front lawn area, which remain operational and could support future commercial use.

The property benefits from two existing curb cuts and paved front parking, with potential for a drive-through configuration subject to county approvals. The expansive lawn is supported by a well-fed irrigation system with multiple sprinkler zones and exterior spigots, allowing for convenient landscaping and garden watering.

The property is zoned CC - Commercial Corridor, offering a wide range of potential commercial uses in a high-growth area. No mineral rights are owned by the seller.





Improvements

The existing 1,193 sf residence, built in 1956, includes 3 bedrooms, 1.5 bathrooms, a fireplace, a charming kitchen and living and dining area, and an approximately 321 sf enclosed rear patio.

The 484-square-foot garage has been converted into an office, retail, or workshop space. This area does not currently have interior access to the main residence but provides flexible additional space suitable for business or storage needs.

Location

Fort Collins is experiencing significant economic growth and revitalization, particularly in the East Mulberry Corridor, a key area benefiting from its strategic location along Interstate 25. The recently adopted East Mulberry Corridor Plan outlines a long-term vision for this gateway, focusing on infrastructure improvements, development guidelines, and potential annexation into the city. With high business traffic generated by I-25, the corridor has become an increasingly attractive location for commercial and light industrial investment.

Complementing this commercial potential is the rapid residential neighborhood expansion nearby, most notably the new Bloom master-planned community to the North. Spanning over 200 acres, Bloom is designed to include approximately 1,600 residences along with parks, trails, a central town center, and 20 to 30 acres of commercial space. Early phases are already underway, featuring a mix of single-family homes, cottages, and multifamily units, including a significant number of affordable housing options. Together, the East Mulberry Corridor Plan, the accessibility from I-25, and the thoughtful residential development in Bloom are driving sustained economic vitality, transforming the area into a dynamic and livable extension of Fort Collins.

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Visionary Renderings

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3221 E. Mulberry St., Fort Collins, CO



 Boundary

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.



New BLOOM
Residential
Development



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