

Ground Lease, Build-to-Suit or Sale Pad

1520 E Mulberry Street | Fort Collins, CO 80524



AVAILABLE

0.50 - 1.19 Acres

PRICING

Call Broker

CITY/COUNTY

Fort Collins/Larimer

ZONING

Commercial Corridor

ABOUT THE PROPERTY

- Rare 0.50 - 1.19 acre site along Mulberry Street
- Join Take 5 Oil and Shell Gas. Shadow anchored by Walmart and Home Depot
- Easy ingress and egress with full movement intersections into the site
- Zoning in place allows for automotive uses and drive thrus

TRAFFIC COUNTS

E Mulberry St 38,000 VPD
S Link Lane 7,500 VPD

Year: 2025 | Source: esri

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,119	85,313	165,685
Daytime Population	15,588	109,137	185,417
Avg. Household Income	\$99,563	\$102,995	\$109,814
Estimated Households	2,093	34,082	69,480

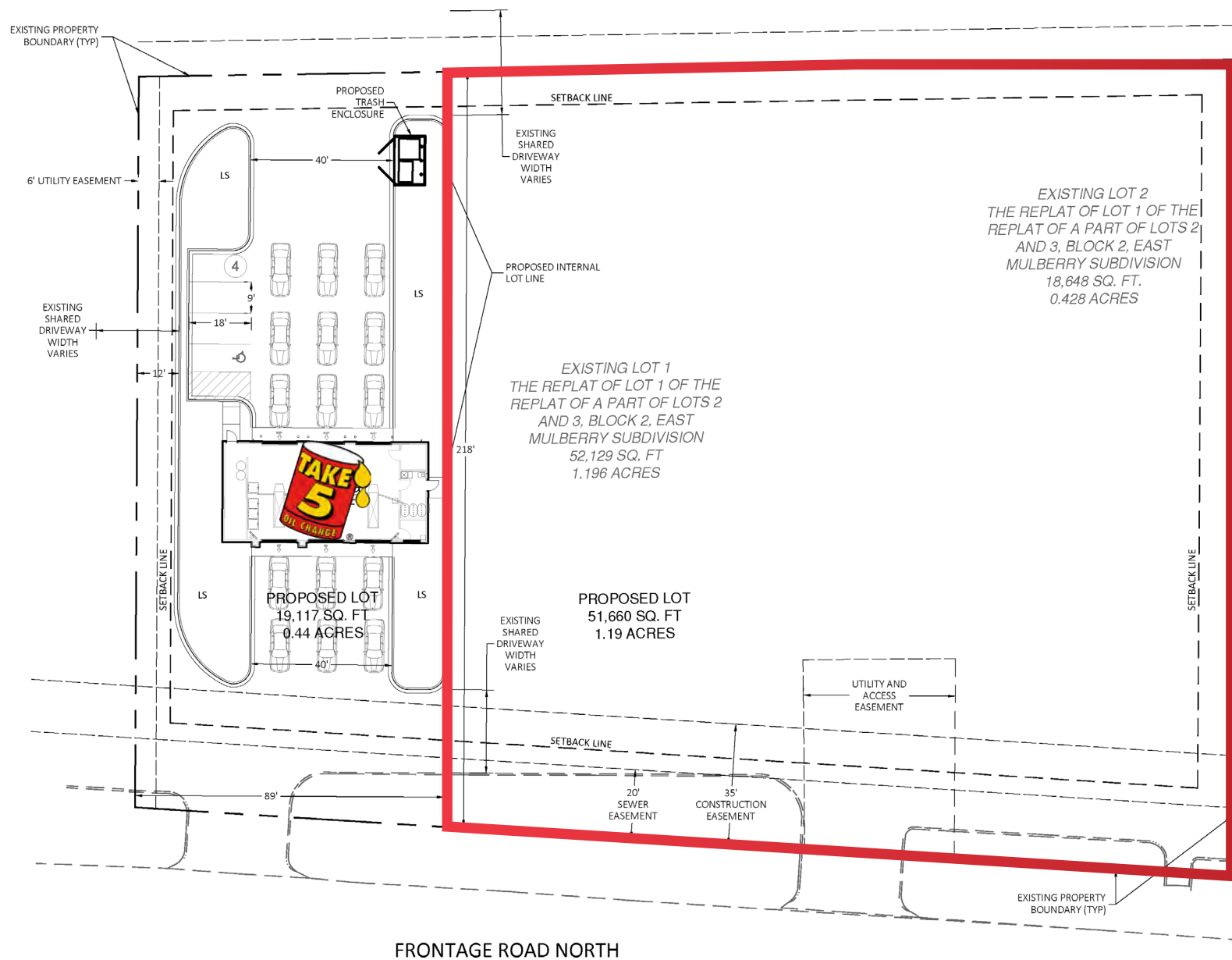
Year: 2025 | Source: esri

CONTACT

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SITE

Old Town Square

**Dream Finders
Homes -
63 New Homes**

**Bloom Trailblazer
Collection -
30 New Homes**

**Riverside
Shopping Center**

**UCHealth Poudre
Valley Hospital**

**Colorado
State University**

**The Shops at
Rigden Farm**

Front Range Village

The Square

**Pavilion
Shopping Center**

**UCHealth
Harmony Campus**

**Banner
Health Center**

**Fossil Ridge
High School**

**Hansen
Farm
67 New Homes**



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DEMOGRAPHIC HIGHLIGHTS

1 MILE

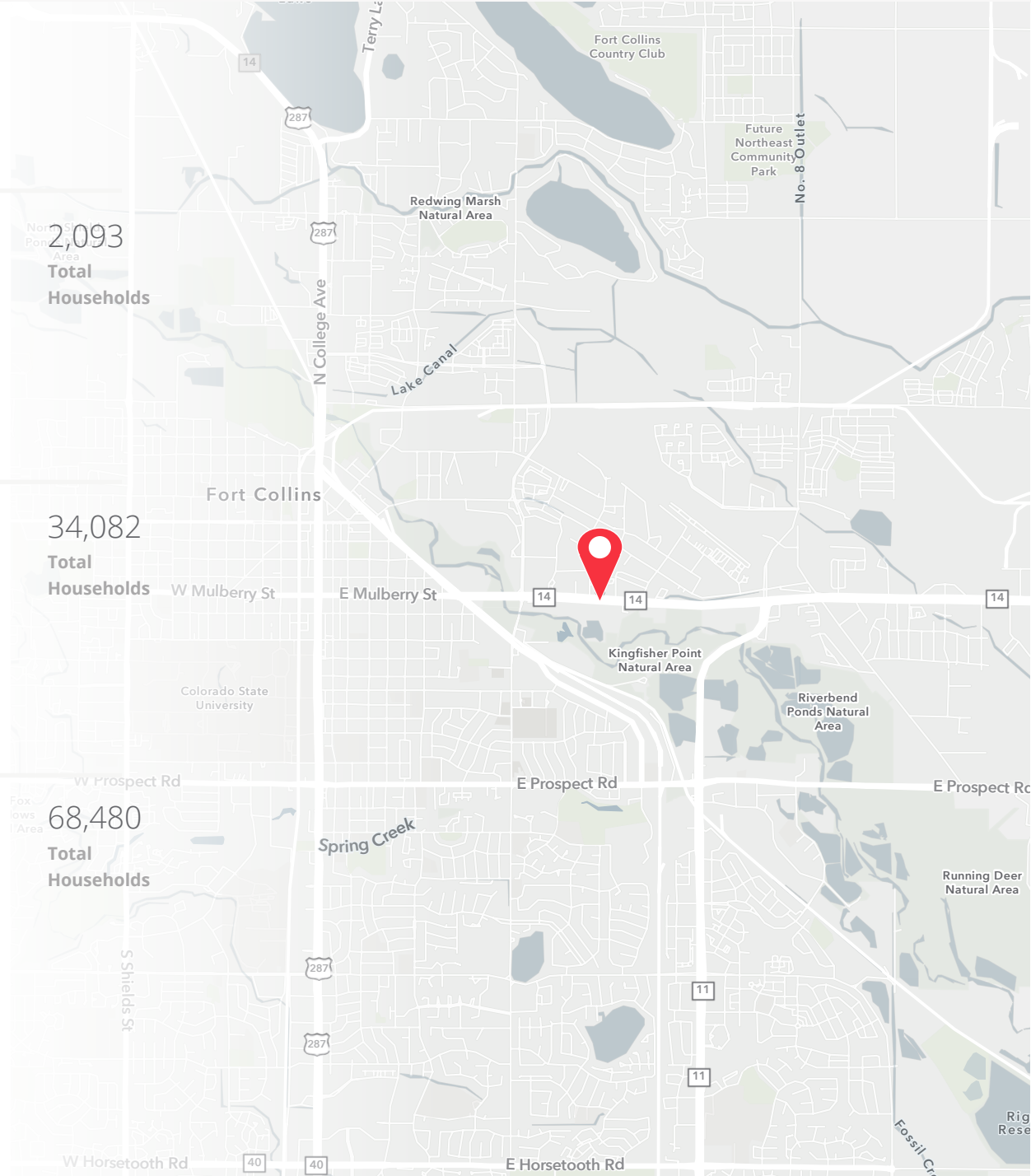
5,119	15,588	\$99,563	2,093
Population	Total Daytime Population	Average Household Income	Total Households

3 MILES

85,313	109,137	\$102,995	34,082
Population	Total Daytime Population	Average Household Income	Total Households

5 MILES

165,685	185,417	\$109,814	68,480
Population	Total Daytime Population	Average Household Income	Total Households



SOURCE





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