

NORTH LINK LANE - TRACT A

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PROPERTY DESCRIPTION

Available development site off recently completed Lemay Avenue overpass. Approximately 9.3 acres newly rezoned to (M-M-N) Medium Density Mixed-Use Neighborhood District. New adjacent development bringing in access to utilities and public road access to site. Located near Walmart + Home Depot anchored commercial center providing grocery, restaurant, shopping, banking and across the street from Woodward, Inc. campus. Easy access to Interstate-25 via Mulberry Avenue/HWY-14. The Landing at Lemay adjacent to site is currently under construction. Future Fort Collins East Mulberry Plan in motion to bring improvements and upgrades to the overall area.

OFFERING SUMMARY

Sale Price	\$3,240,400
Lot Size	9.299 Acres
Price/SF	\$8.00/SF
Zoning	MMN

DEMOGRAPHICS

	2 MILE	5 MILE	10 MILE
Total Population	28,201	147,263	239,192
Average HH Income	\$87,264	\$90,905	\$107,581

PROPERTY HIGHLIGHTS

- Located in Opportunity Zone
- Located in Colorado Enterprise Zone
- 344 Class A units under construction adjacent to site.
- Close to Old Town, River District, Grocery, Entertainment



NICK WHITWORTH

Commercial Broker
303.756.4747
nickw@remax.net

BRICE BURKHARDT

Commercial Broker
970.222.0811
briceb@remax.net

COLORADOCOMMERCIALBROKERS.COM

Office: 970.482.1781 | 125 S. Howes St, Suite 120, Fort Collins, CO 80521
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LINKS

- Fort Collins East Mulberry Plan
Click/Scan to View



- Land Use Code
Click/Scan to View



- The Landing at Lemay
Click/Scan to View



UTILITY PROVIDERS

- Water East Larimer County Water
- Sewer Boxelder Sanitation
- Electric City of Fort Collins
- Gas Xcel Energy



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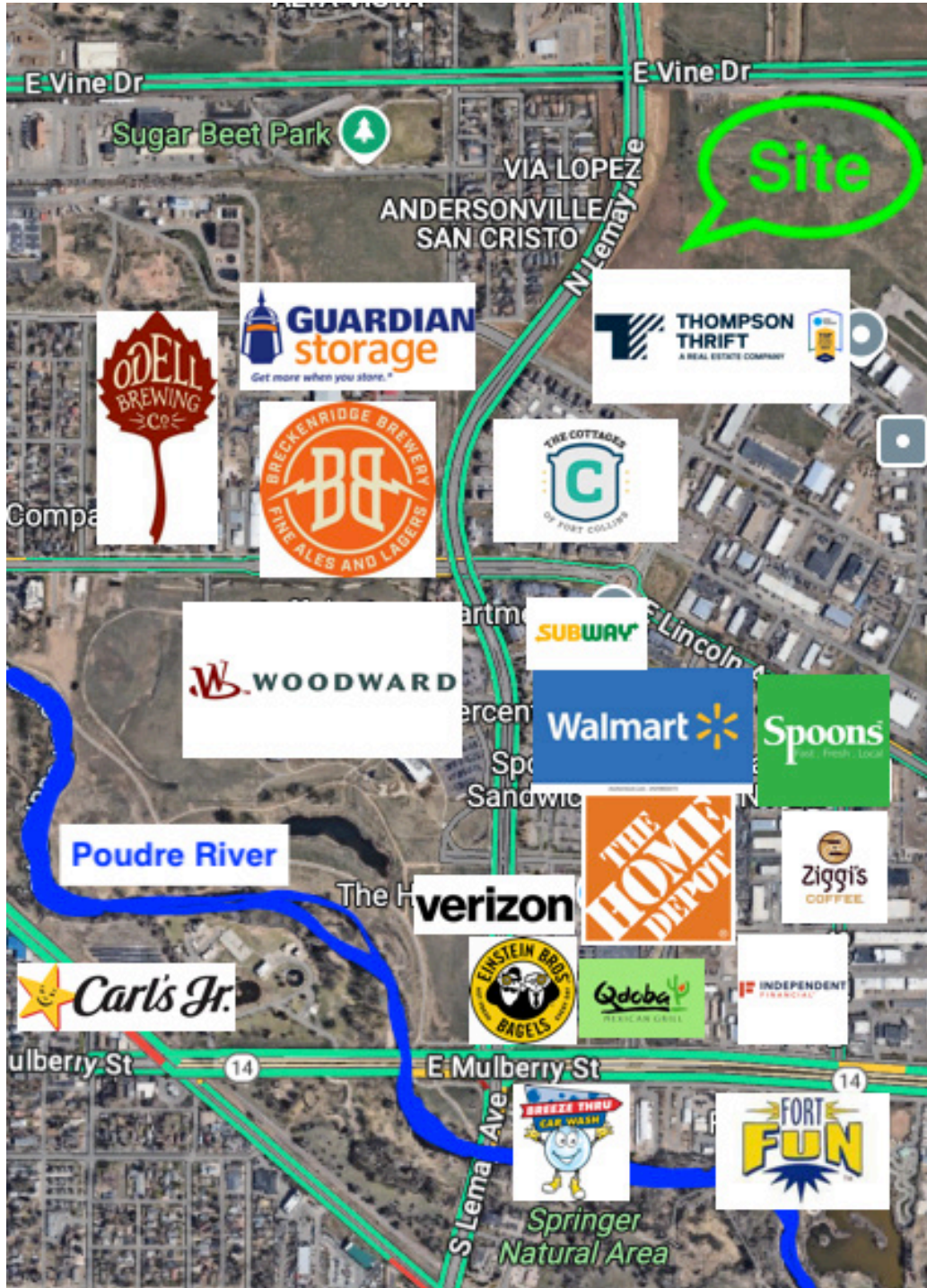
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RE/MAX
COMMERCIAL

ALLIANCE

NICK WHITWORTH

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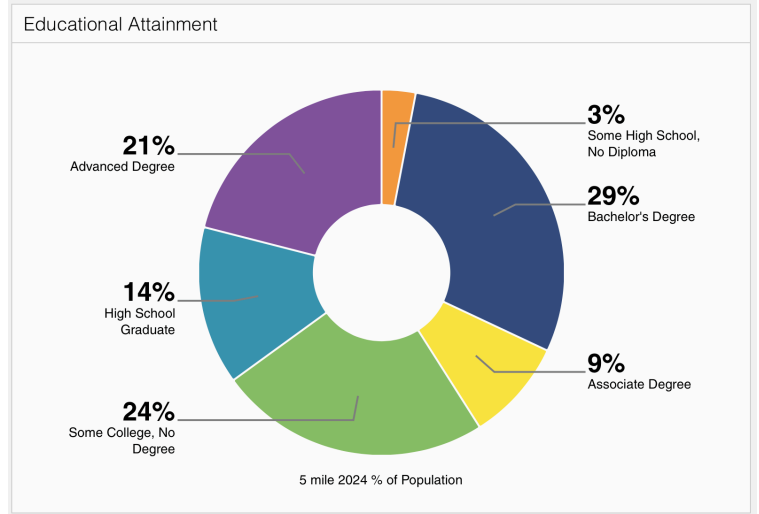
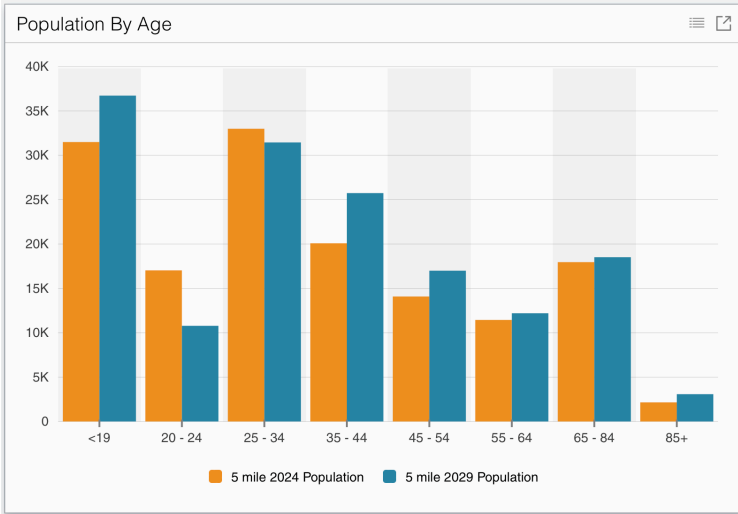
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POPULATION

2020 Population	26,745
2024 Population	28,201
2029 Population Projection	29,959
Annual Growth 2020-2024	1.4%
Annual Growth 2024-2029	1.2%
Median Age	34.2
Bachelor's Degree or Higher	45%
US Armed Forces	132

2 MILE

5 MILE

10 MILE

2020 Population	142,600	229,217
2024 Population	147,263	239,192
2029 Population Projection	155,497	254,073
Annual Growth 2020-2024	0.8%	1.1%
Annual Growth 2024-2029	1.1%	1.2%
Median Age	32.3	34.4
Bachelor's Degree or Higher	50%	51%
US Armed Forces	373	415

INCOME

Avg Household Income	\$87,264
Medial Household Income	\$62,818
< \$25,000	1,979
\$25,000 - 50,000	2,710
\$50,000 - 75,000	2,146
\$75,000 - 100,000	1,431
\$100,000 - 125,000	1,033
\$125,000 - 150,000	550
\$150,000 - 200,000	935
\$200,000+	911

2 MILE

5 MILE

10 MILE

Avg Household Income	\$90,905	\$107,581
Medial Household Income	\$66,090	\$78,968
< \$25,000	9,723	12,482
\$25,000 - 50,000	12,886	15,558
\$50,000 - 75,000	11,581	16,350
\$75,000 - 100,000	6,974	11,085
\$100,000 - 125,000	5,721	10,137
\$125,000 - 150,000	3,380	6,226
\$150,000 - 200,000	4,761	9,472
\$200,000+	5,107	11,989



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