

TBD Timberline Road

Just South of Mulberry Street | Fort Collins, Colorado

Prime Commercial Development Opportunity



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For Sale

Rare opportunity to acquire a 1.06-acre commercially zoned land parcel positioned near the southeast corner of Timberline Road and Mulberry Street in East Fort Collins. This highly visible corner location offers outstanding development flexibility, frontage along Timberline Road, and direct access to one of the city's established commercial corridors.

Surrounded by existing businesses, residential growth, and protected open space, the property presents an attractive setting for a variety of commercial or mixed-use applications.

Property Overview

- + 1.06 Acres (46,174 SF)
- + Asking Price: \$300,000 (\$6.50/SF)
- + High-visibility location near the signalized intersection of Timberline Road & Mulberry Street
- + Development-ready infill opportunity within the City of Fort Collins
- + General Commercial (CG) Zoning*
- + Flexible zoning supports a broad range of commercial uses
- + No known covenants
- + Utilities available nearby*
- + Parcel Number: 8717200098

**Buyer to verify all permitted uses with the City of Fort Collins and location of utilities.*

Development Potential

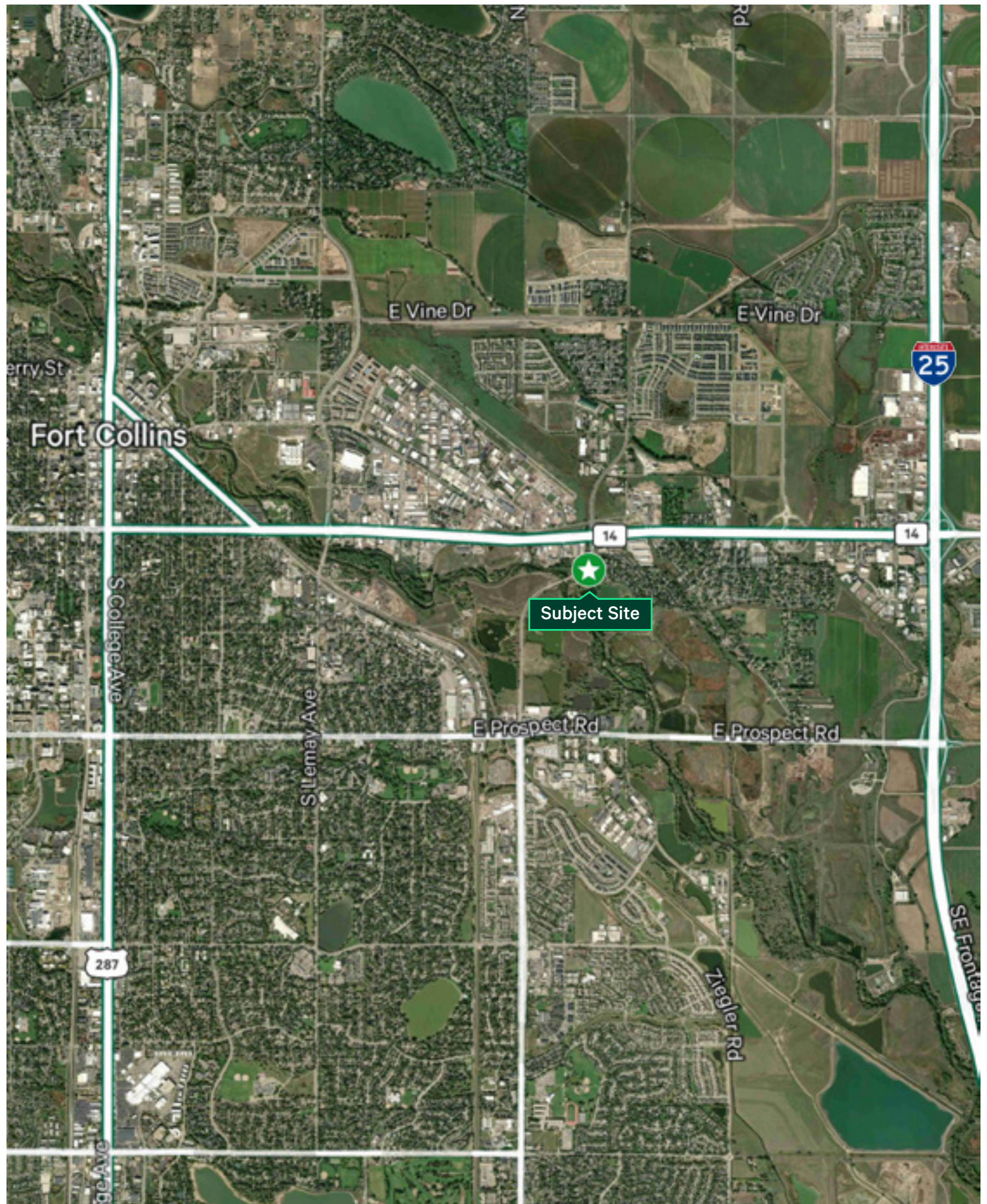
The General Commercial zoning designation allows for a wide range of commercial and mixed-use development opportunities, including:

- + Retail and service businesses
- + Restaurant or quick-service concepts
- + Professional and medical office
- + Contractor offices and service businesses
- + Automotive-related uses (subject to City approval)
- + Showroom and flex commercial uses
- + Mixed-use commercial/residential concepts

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Nearby Area Businesses

The surrounding area includes a mix of established commercial and industrial users, including:

- + Building supply companies
- + Equipment service providers
- + Insurance agencies
- + Contractors and trades
- + Automotive and truck-related businesses
- + Retail and service-oriented commercial users

Location Advantages

Established Commercial Corridor

The site benefits from excellent visibility and convenient access from Timberline Road, one of Fort Collins' primary north-south transportation corridors, in addition to existing bike trail connectivity.

Adjacent Open Space

Protected natural areas immediately adjacent to the property help preserve long-term views and create an attractive environment for future users and customers.

Growing East Fort Collins

East Fort Collins continues to experience commercial and residential expansion, with ongoing annexations, redevelopment activity, and infrastructure improvements throughout the Mulberry corridor.

Public Infrastructure Investment

The City of Fort Collins is actively investing in transportation improvements along the Timberline corridor to improve safety and traffic flow, further enhancing accessibility and long-term area growth. Retail and service businesses

Contact Us

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