

MARS LANDING

TBD MARS DRIVE, FORT COLLINS, COLORADO

COMMERCIAL DEVELOPMENT OPPORTUNITY



SALE PRICE: \$950,000

Mars Landing is a prime 3.78-acre land parcel zoned for general commercial use, making it suitable for a variety of developments such as retail, offices and financial services, medical centers/clinics, restaurants, convenience stores, veterinary clinics, dog day-care, and even microbrewery/distillery/winery establishments. Conveniently located just off Highway 287 in Fort Collins, this property promises excellent accessibility. Additionally, the property is entitled for apartment uses, with a proposed plan that includes two multifamily buildings offering a total of 90 units, each averaging 820 square feet.

Land Size:	3.78 Acres
Proposed Use:	Commercial or Multifamily
Zoning:	CG (General Commercial) - Fort Collins Link to Zoning Code

PERMITTED COMMERCIAL USES

- Retail
- Offices & Financial Services
- Medical Centers/Clinics
- Restaurants
- Convenient Stores
- Veterinary Clinic
- Dog Day-Care
- Microbrewery/Distillery/Winery

MULTIFAMILY DEVELOPMENT OPPORTUNITY

DEVELOPMENT DETAILS

Water District:	Fort Collins-Loveland
Sewer District:	South Fort Collins Sanitation
Electric:	Fort Collins
Gas:	Xcel
School District:	Poudre School District
Current Mill Levy:	93.111

 [BUILDING PERMIT FEE SCHEDULE](#)
[CLICK HERE](#)

 [CAPITAL EXPANSION FEES](#)
[CLICK HERE](#)

 [WATER REQUIREMENTS](#)
[CLICK HERE](#)

RENDERINGS

BUILDING A-42 EAST ELEVATION



BUILDING A-48 EAST ELEVATION

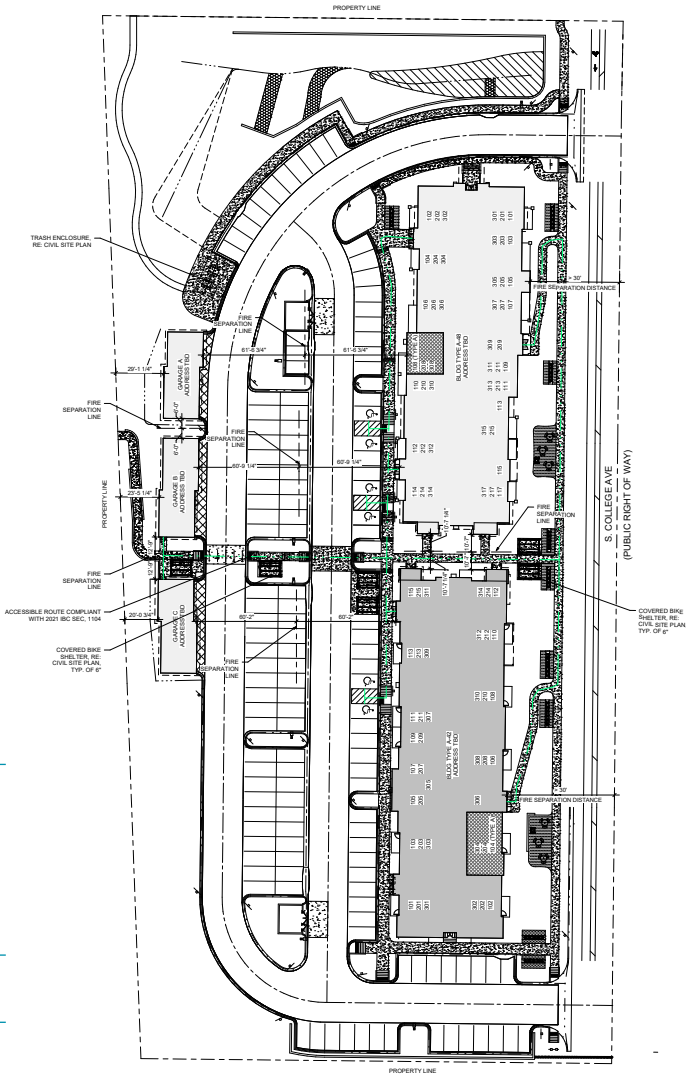


Proposed Building Size: 83,004 SF

Proposed Units:

- 90 Units
- 1 Bed: 58 Units
- 2 Bed: 26 Units
- 3 Bed: 6 Units

Average Unit Size: 820 SF



LOCATION OVERVIEW

ABOUT FORT COLLINS | 4TH LARGEST CITY IN COLORADO

Fort Collins, one of the healthiest cities in the U.S., boasts award winning schools, beautiful outdoor facilities, and a flourishing arts scene. Additionally, residents can visit any of the unique breweries, shops and restaurants located in the area.

The Fort Collins economy has a mix of manufacturing and service-related businesses. Many high-tech companies have relocated to Fort Collins because of the resources of Colorado State University and its research facilities.

Fort Collins is also home to many small businesses and entrepreneurial ventures. The Larimer Small Business Development Center helps small businesses in the area get started and become profitable while the Northern Colorado Economic Alliance attracts business while stimulating relevant economic opportunity and job growth for the region.

Other factors that attribute to the entrepreneurial climate of Fort Collins are Colorado State University's College of Business and its Institute for Entrepreneurship Center and the Rocky Mountain Innosphere, helping new clean energy, technology, and scientific startup companies get started.

Source: [choosecolorado.com](https://www.choosecolorado.com)

KEY INDUSTRY CLUSTERS



ADVANCED
MANUFACTURING



HEALTH &
WELLNESS



ENERGY & NATURAL
RESOURCES



FOOD &
AGRICULTURE



TRANSPORTATION &
LOGISTICS



172,581

2024 POPULATION



70,117

2024 HOUSEHOLDS (HH)



\$115,235

AVERAGE HH INCOME



32.8

MEDIAN AGE



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2024 Population (Pop.)	6,503	55,148	146,194
2029 Pop. Projection	6,845	58,299	154,621
2024 Households (HH)	2,452	22,553	59,427
Avg. HH Income	\$128,016	\$120,721	\$108,149

FOR MORE INFORMATION, PLEASE CONTACT:

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