



# TIMBERLINE & LINCOLN INDUSTRIAL ZONED LAND FORT COLLINS, CO

## Lot Size

825,932 SF  
(18.96 acres)

## Sale Price

\$5,988,007  
(\$7.25/SF)

LAND FOR SALE IN  
OPPORTUNITY ZONE

*INDUSTRIAL ZONED LAND FOR SALE OFF MULTIPLE HIGHLY TRAFFICKED ROADS*

- Currently in unincorporated Larimer County
- Parcel falls within Fort Collins GMA
- Current (Larimer county) zoning: IL - Industrial Light
- R&D place type within East Mulberry sub-area plan
- Allows for industrial uses

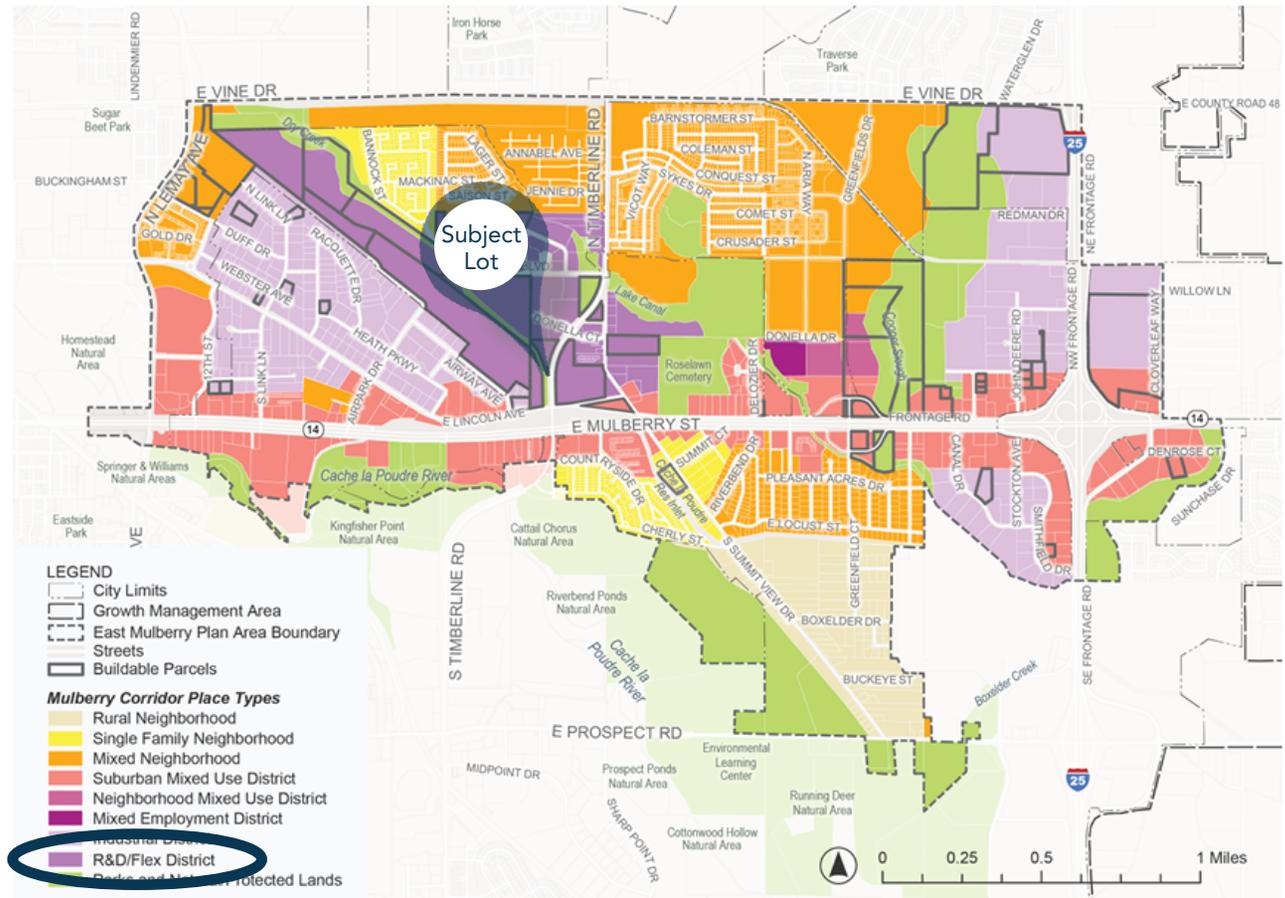


# PROPERTY DETAILS

- Parcel: 8708300022
- Current Zoning in Unincorporated Larimer County: IL (Industrial Light)
- "R&D" place type supports light industrial and research/development uses

[Click to view Fort Collin's East Mulberry plan](#)

PLACE TYPE FRAMEWORK MAP



# LARIMER COUNTY GIS MAP



# AERIAL SITE PLAN



# FORT COLLINS MARKET OVERVIEW



Ranked #1 Best Place to Live in America in 2020 by Livability



Ranked #2 Best City for Remote Workers in 2021 by ApartmentList



Ranked #3 Best in College Towns to Live in Forever by CollegeRanker



Enjoy activities, beautiful lodging and more at Horsetooth Reservoir, one of Colorado's most scenic outdoor paradises located only minutes from Fort Collins



Home to over 20 craft breweries, Fort Collins produces over 70% of Colorado's craft beer and 7% of all craft beer in the United States



Colorado State University consistently ranks as one of the top educational institutions in the country, and brings many visitors to Fort Collins

# LOCAL ECONOMY

## Thriving, diverse local economy with high paying jobs and a stable, growing work force

- Fort Collins is one hour north of Denver and Denver International Airport, and it is the last major city in Colorado on I-25 before the Wyoming border. It is the fourth most populous city in Colorado.
- Fort Collins' economy is diverse and resilient. The key sectors driving growth in disposable income are manufacturing, high tech, higher education (CSU), clean energy, water innovation, biosciences and the state and federal government.
- Key employers in Fort Collins include Colorado State University, Poudre School District, UCHealth, Woodward, AMD, Intel, Microsoft, Broadcom, Advanced Energy, Anheuser-Busch, New Belgium, In-Situ, Noosa, Otter Products, Vestas, Walker Manufacturing, and Water Pik.
- Fort Collins is well known in the tech space for having a major presence of semi-conductor firms. It is one of the few places on the planet with facilities for Advanced Energy Industries, Broadcom, Hewlett Packard, and Intel.

## Fort Collins Top 10 Employers

Colorado State University	8,400
UCHealth	5,400
Poudre R-1 School District	4,500
City of Fort Collins	2,100
Larimer County	2,000
Broadcom (Avago Technologies)	1,200
Woodward, Inc	1,200
King Soopers (Dillon Companies Inc)	910
Otter Products	880
Employment Solutions	730

Sources: Various, including BizWest Book of Lists, CDLE, Labor Market Information, newspaper articles, and annual reports.

# AREA MAP

