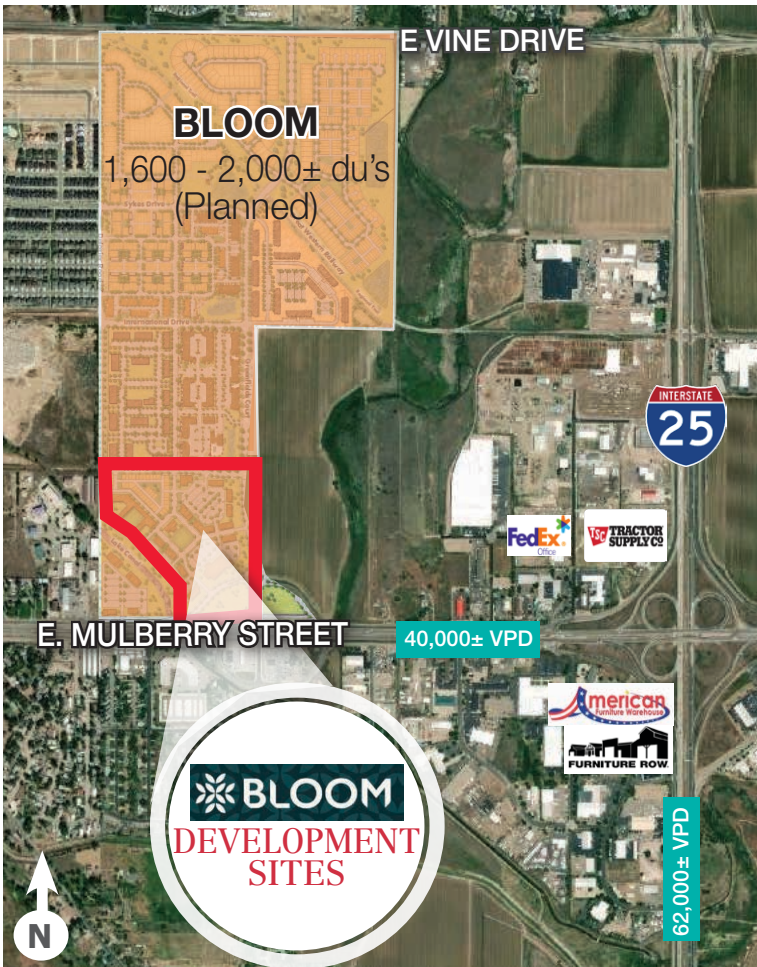


HIGHLY VISIBLE RETAIL DEVELOPMENT SITES WITHIN NEW MASTER PLANNED COMMUNITY

BLOOM DEVELOPMENT SITES

NWC OF EAST MULBERRY STREET & GREENFIELDS COURT, FORT COLLINS, CO

 New residential
developments
planned or under
construction



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EXECUTIVE SUMMARY

THE SITES:

Bloom is a new mixed-use community designed to create harmony between the modern world and the beauty of nature. The vision is to share a unique view of the world through colorful art, unique shapes, diverse patterns, and unexpected designs, bringing people, homes, plants, art, and programming together with dynamic, highly experiential spaces. Bloom will include approximately 1,600 – 2,000 homes, combining a mix of apartments, condos, townhomes, and single-family homes with a pedestrian parkway creating high connectivity between the commercial and residential areas. Site is well suited for a variety of uses such as retail, medical, hospitality, fitness, office and more.

MARKET OVERVIEW & AREA INFORMATION:

- **POPULATION:** Fort Collins is the largest city in Northern Colorado with a population of approximately 176,000.
- **EDUCATION:** Colorado State University (“CSU”) Enrollment exceeds 34,000 students with approximately 7,000 faculty and staff members and is one of the largest employers in Fort Collins.
- **MAJOR EMPLOYERS:** HP, Intel, Broadcom, Comcast, UCHealth, CSU, Woodward, New Belgium Brewery, Odell Brewing Co., Otter Box, City of Fort Collins, Larimer County, and more.
- **RESIDENTIAL DEVELOPMENT:** New developments consisting of single family and multi-family are under construction in close proximity to Bloom.

PROPERTY HIGHLIGHTS

- Along East Mulberry Street (Highway 14) with convenient and quick access to the region via Interstate 25.
- Near an abundance of existing, newly constructed and future homes in an area which lacks retail services.
- Highly visible corner site at signalized intersection.
- Raw water shares available for purchase through Seller (not included in pricing). Price is negotiable.

LAND AREA	27± Acres
PRICING	Bulk Land Sale - \$6.00 / SF*
CURRENT ZONING	PUD (Planned Unit Development)
MILL LEVY	120.952**

* Seller will retain the Metro District and PIF benefits.

** Includes 25.00 mill metro district. Subject to change in the future.

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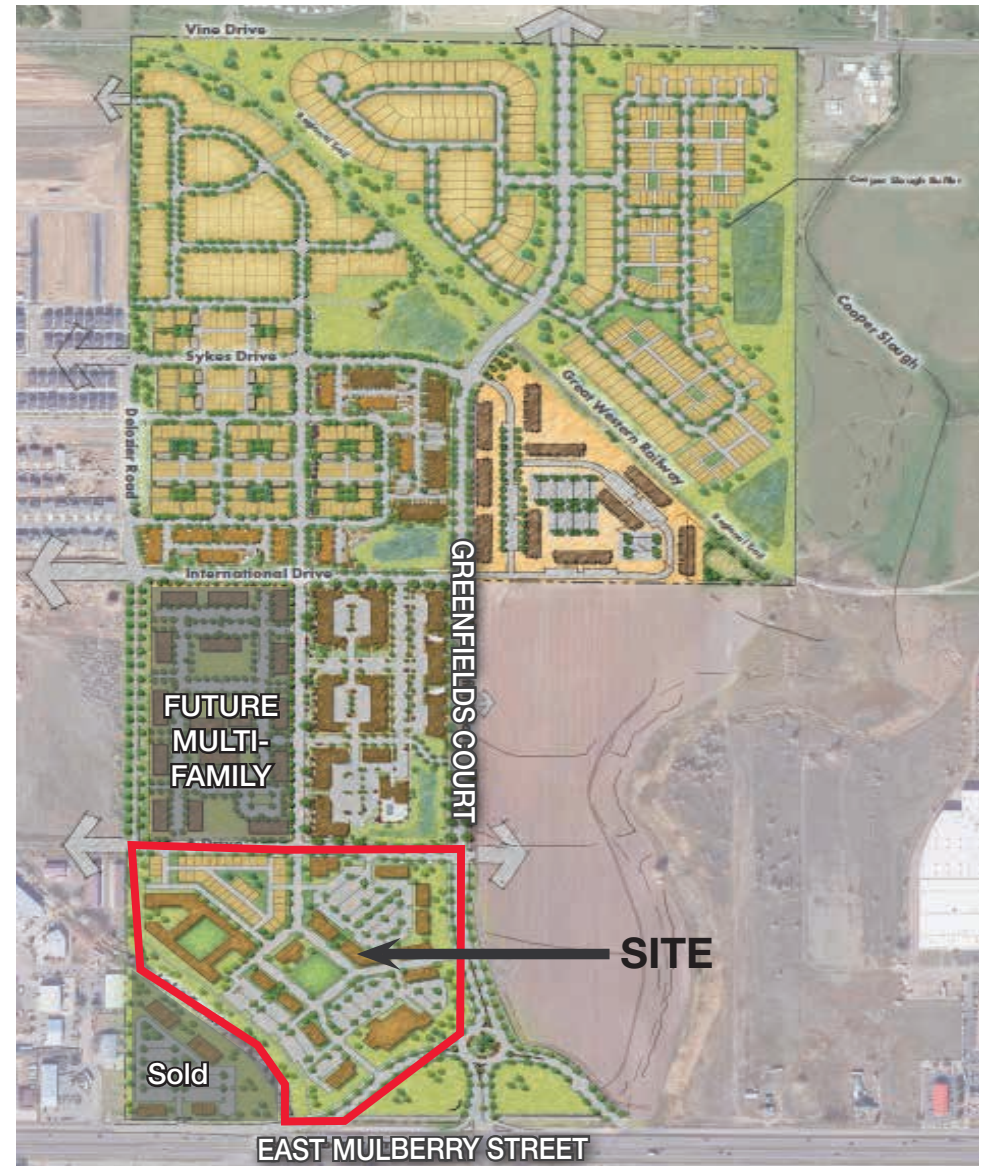
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HIGHLY VISIBLE RETAIL DEVELOPMENT SITES WITHIN NEW MASTER PLANNED COMMUNITY

BLOOM DEVELOPMENT SITES

To view conceptual site plans: [click here](#)



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PROPERTY DETAILS:

City: Fort Collins
County: Larimer
Site Area: 27± Acres

PRICING:

Bulk Land Sale - \$6.00 / SF

MUNICIPAL FEES:

City of Fort Collins Development Fees: [click here](#)
East Larimer County Water District (ELCO) Fees: [click here](#)
Boxelder Sanitation District Fees: [click here](#)

METRO DISTRICT:

The property is within the Bloom metro district, which is currently 25.00 mills. No association outside the metro district. Seller shall retain the metro district after the sale.

UTILITY PROVIDERS:

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

ENTITLEMENTS:

- Annexed and zoned within the City of Fort Collins
- PUD (Planned Unit Development).

The following are examples of uses permitted in the PUD, subject to Fort Collins Basic Development Review Process:

- Retail Establishments
- Health Clubs
- Personal and Business Service Shops
- Community Facilities
- Neighborhood Support / Recreational Facilities

The following are examples of uses permitted in the PUD, subject to Fort Collins Administrative Review process:

- Grocery Store
- Medical Centers / Clinics
- Hospitals
- Drive-Thru Restaurants
- Fast Food Restaurants
- Standard Restaurants
- Gasoline Stations
- Lodging Establishments
- Microbrewery / Distillery / Winery
- Child Care Centers
- Offices, Financial Services, Clinics and small animal veterinary clinics
- Convenience Shopping Centers
- Bars and Taverns
- Recreational Uses
- Retail Stores with vehicles servicing
- Places of Worship or Assembly <20,000 S.F.

Permitted in the PUD, subject to Fort Collins Planning and Zoning Board Review Process:

- Long-Term Care Facilities

Please note that other uses may be permitted administratively or by Planning and Zoning Board review. Code for a complete list of these uses contact the Listing Broker.

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HIGHLY VISIBLE RETAIL DEVELOPMENT SITES WITHIN NEW MASTER PLANNED COMMUNITY

MARKET DATA:

Fort Collins, with a population of approximately 176,000, is known nationally for its high quality life. A major economic driver for the city, Colorado State University has over 34,000 students and approximately 7,000 employees. Colorado State University is a significant employer and contributes greatly to the vibrancy of the local economy by providing jobs, and an educated, well compensated, workforce. Additionally, Fort Collins is known as a hub for innovation, research, and entrepreneurship, with key industries such as: Bioscience, Clean Energy, Hardware & Software Technology, Creative Industries, Water Resources and many more.

NOTABLE FORT COLLINS EMPLOYERS:

Anheuser Busch	Intel
Avago Technoloies	Larimer County
Banner Health Colorado	OtterBox
Broadcom Ltd.	Poudre School District
City of Fort Collins	Tolmar
Colorado State University	Qualfon
Columbine Health Systems	UCHealth
Front Range Community College	Woodward, Inc.
Hewlett Packard	

Source: BizWest 2024 Book of Lists

BLOOM DEVELOPMENT SITES

DEMOGRAPHICS AND AREA INFORMATION

	3-MILES	5-MILES	7-MILES
2025 Est. Population	40,039	128,559	207,118
2030 Projected Population	41,798	132,624	214,488
2025 Est. Avg. HH Income	\$122,625	\$112,336	\$122,152
Median Age	36.0	32.2	34.0
Daytime Employment	29,158	107,490	127,102

Source: ESRI - November 2025

FORT COLLINS ACCOLADES

Fort Collins is consistently being recognized on “top and best of” lists.

- Name within 100 Best Places to Live in the U.S. In 2023: Livability - June 2023
- Ranked No.11, The best U.S. cities to live in 2022: MarketWatch - Aug 2022
- Ranked No. 5, Best Housing Markets for Growth and Stability in 2021: SmartAsset - March 2022 ([click here to view article](#))
- 2nd Best Cities for Small Business Owners: ValuePenguin - March 2021
- Ranked No. #1, ‘The best places to live in America in 2020’, MarketWatch. Oct 2020
- Ranked No. 4 Best Housing Markets for Growth and Stability in 2019: SmartAsset - Jul 2019 ([click here to view article](#))
- 5th Top Best Performing Cities: Milken Institute - Jan 2018

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