



OLIVE  
REAL ESTATE  
GROUP, INC.

# NEC AUSTIN BLUFFS & RESEARCH

## PBC MULTI USE SITE

COLORADO SPRINGS, CO 80920



### PROPERTY INFORMATION

**Location :** West of Powers Boulevard at the northeast corner of Austin Bluffs Parkway and Research Parkway

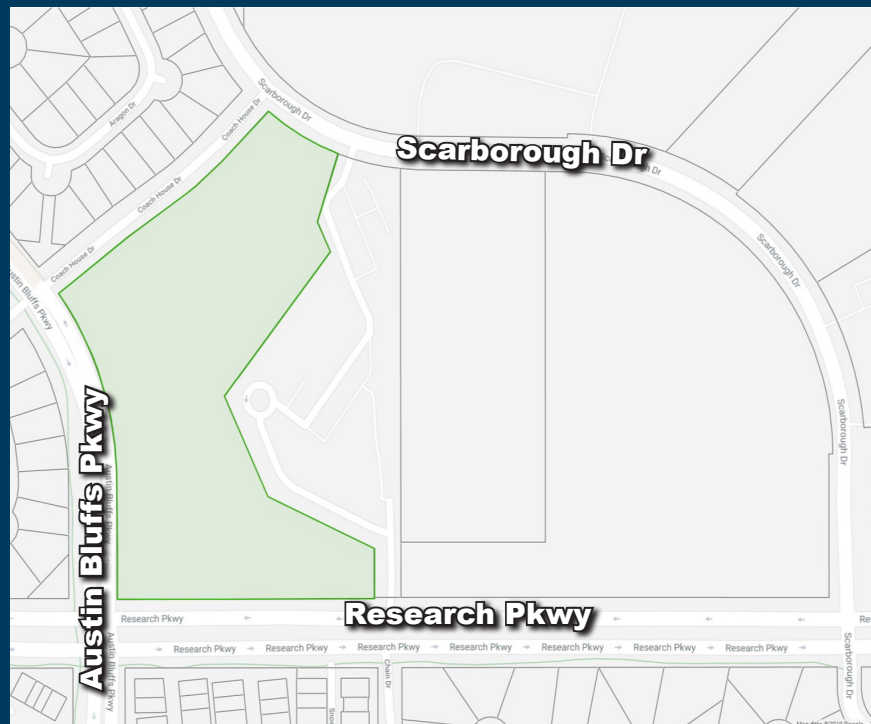
**Sale Price:** \$9.00 - \$18.00 SF / Call Broker for Price

**Size:** Approximately 6 Acres Useable

**Zoning:** PBC - Planned Business Center

**Tax Schedule No:** 62354-00-009 (A Portion)

- Great highly identifiable and highly visible intersection
- Topography limits use of entire site
- Useable area estimated to approximately 5-6 acres



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**MEMORIAL HOSPITAL NORTH**

**Briargate Pkwy**



**SITE**

**North Springs Family Medical**

**Research Pkwy**

**Austin Bluffs Pkwy**



**Powers Blvd**



**Woodmen Rd**

**PENROSE ST FRANCIS HOSPITAL**

**IDEAL LOCATION FOR**

- Senior/Assisted Living
- Multifamily, Condo, Townhouses
- Medical/Dental Offices/Office Park
- Neighborhood Office
- In-line and Free Standing Retail
- Child/Daycare

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