

LAND FOR SALE: SWC WOODMEN RD & BLACK FOREST RD



7408 & 7478 BLACK FOREST RD

- **ASKING: \$10.00 - \$15.00 PSF**
- **AVAILABLE: 1.1 ACRES - 6.85 ACRES**
- **ZONED: PBC**
- **High visibility lot on E. Woodmen Road**
- **Located east of Powers Blvd along the Woodmen corridor at the intersection of Black Forest Rd.**
- **Rapidly growing area has traffic counts of over 60,000 and over 5,200 homes with over 5,000 new homes planned for construction.**
- **Utilities to the site.**

RE/MAX
COMMERCIAL[®]
PROPERTIES, INC.

RE/MAX Properties, Inc. 102 S. Tejon St., Suite 100.
Colorado Springs, CO 80903

Rob Rolley

Cell: 719.235.7499

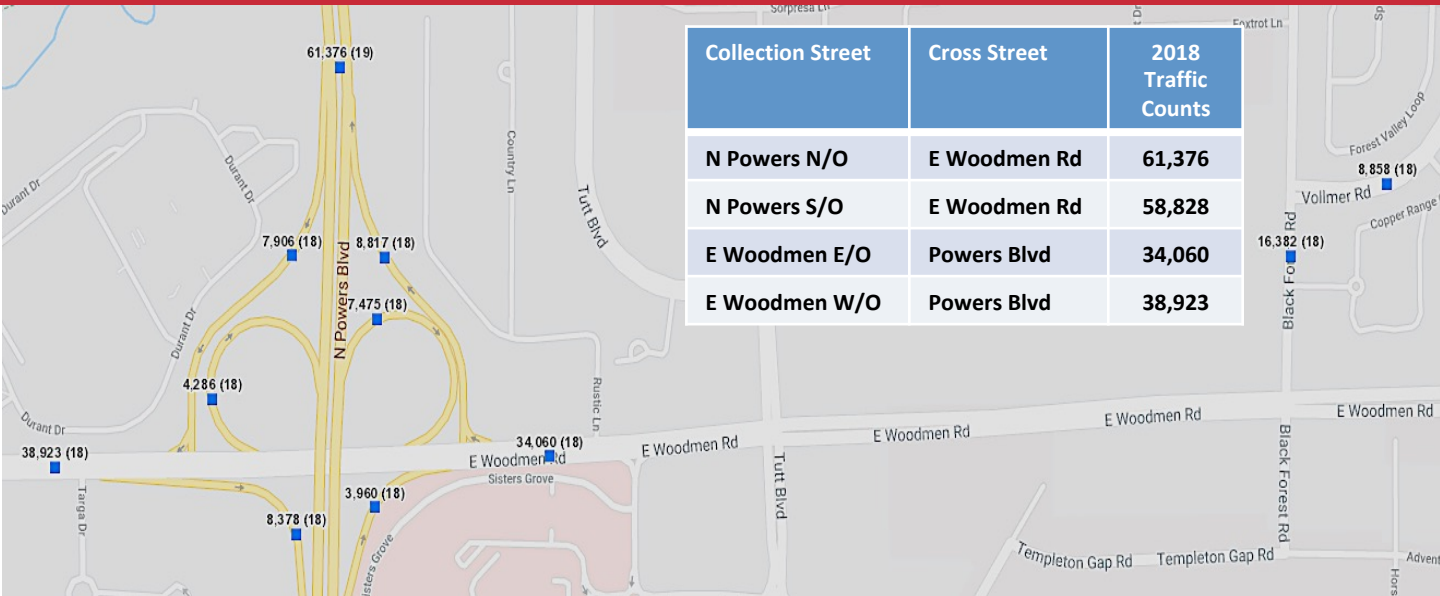
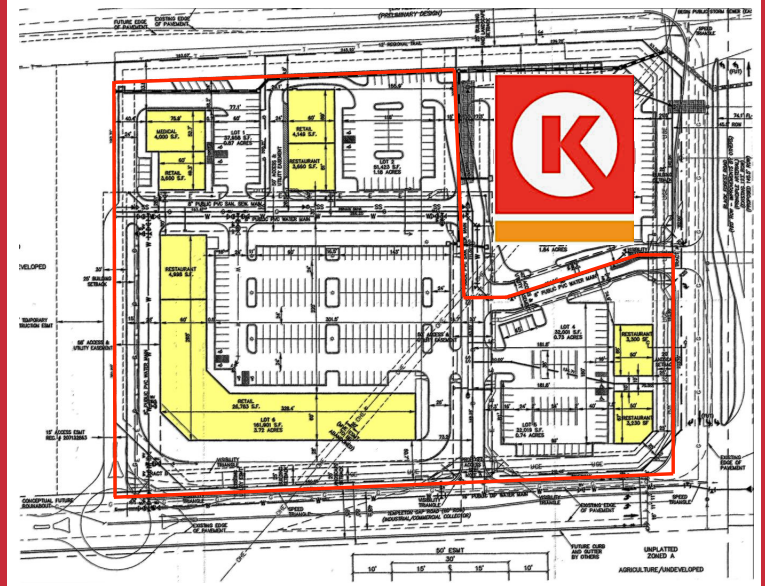
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MARKET DEMOGRAPHICS

Market Area Demographics	1 Mile Radius	3 Mile Radius	5 Mile Radius
2018 Total Population	2,760	50,939	121,331
2018 Total Employees	1,336	25,238	59,724
2018 Avg. HH Income	\$92,144	\$89,378	\$84,167
2018 Median HH Income	\$95,220	\$91,117	\$76,789
2020 Total Households	10,170	26,862	55,790
2023 Total Households	10,798	28,828	60,183

CONCEPTUAL PLAN



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