



PROPERTY INFORMATION

Price: \$7.00 PSF

Size: Approximately 7.97 acres

Zoning: RR-5, CAD-O

Tax Schedule No: 5306000119

- Commercial utility building on property
- Income producing - two current leases (Storage and Horse Grazing)
- Possible to assemble with adjacent properties for total of approximately twenty acres. (Pocket listings)
- Academy School District 20
- South of an award-winning master planned community
- Located in El Paso County
- Commercial zoning allows easier City annexation.

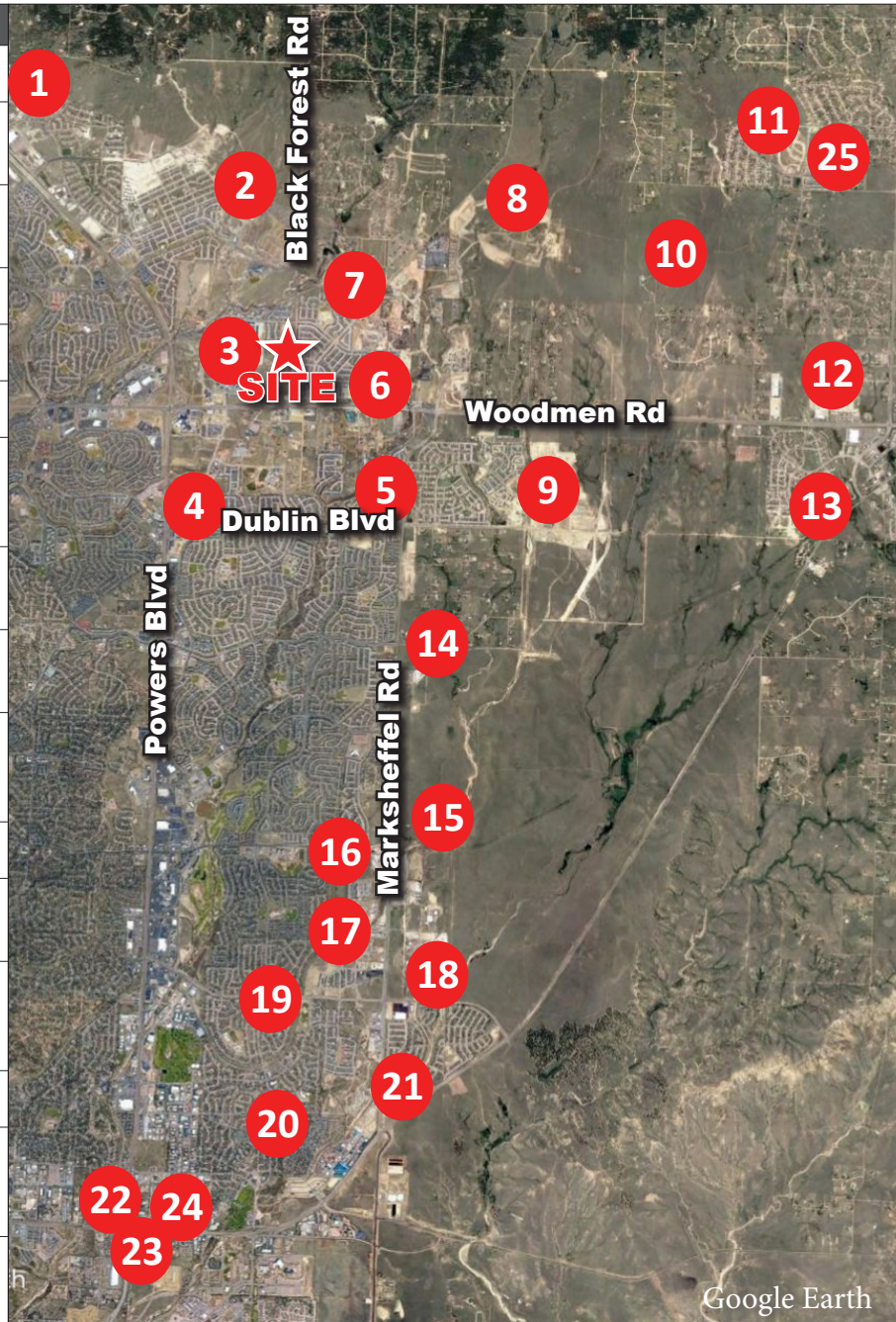
Demographics	1 Mile	3 Mile	5 Mile
Population			
2018 Est. Population	3,880	74,760	174,181
Households			
2018 Est. HHs	1,475	25,552	63,004
2018 Est. Avg. HH Income	\$136,109	\$106,530	\$100,234
	5 Min	10 Min	15 Min
Drive Times			
2018 Est. Population	4,376	80,736	204,181
2018 Est. HHs	1,622	28,336	74,731
2018 Est. Avg. HH Income	\$135,929	\$104,718	\$98,734

Source: 2018 US Estimate All Rights Reserved, Alteryx, Inc.

Lisa Czelatko, Land
Lisac@olivereg.com

New Development

1	Bradley Ranch	Under Development /2019.	+/- 330 SFR units to be built
2	Wolf Ranch	Home construction currently	+/- 1,800 SFR & MFR units remain to be built
3	Cumbre Vista	Home & apartment construction currently	+/- 450 SFR & MFR units remain to be built
4	Dublin North	Home construction currently	250+ SFR units remain to be built
5	Indigo Ranch	Home construction currently	200+ SFR units remain to be built
6	Forest Meadow East	Home construction currently	300+ SFR units remain to be built
7	Sterling Ranch West	Starting entitlement process. Projected home construction in 4th qtr./2019.	+/- 500 SFR & MFR units to be built
8	Sterling Ranch	In entitlement process. Home construction to start in 4th qtr./2018.	+/- 5,150 SFR & MFR units planned
9	Banning Lewis Ranch	Home construction currently	+/- 7,000 SFR & MFR units remain to be built
10	Elkhorn Estates	Starting entitlement process. Projected home construction in 4th qtr./2019.	+/- 2,000 SFR & MFR units planned
11	Paint Brush Hills	Home construction currently	350+ SFR units
12	Bent Grass	In entitlement process. Home construction to start in 2nd qtr./2019.	+/- 450 SFR & MFR units to be built
13	The Gables	Approved and waiting for utility services. Home construction to start by 2020.	+/- 156 SFR units to be built
14	Mountain Valley Preserve	All lots under contract	140 SFR units total.
15	Mountain Vista Ranch	Lot development in process. Projected home construction in 2nd qtr./2018.	800+ SFR & MFR units planned
16	Windermere	Entitlements in process. Projected home construction to start in 3rd qtr./2019.	202 SFR home planned
17	Mule Deer Crossing	Entitlements in process. Projected home construction to start in 2nd qtr./2019.	76 MFR paired homes planned
18	Constitution East	Entitlements in process. Projected home construction to start in 4th qtr./2019.	400+ SFR units planned
19	Hanna Ridge	Home construction currently	+/- 225 SFR homes remain to be built
20	Wilshire Ranch	Entitlements in process. Projected home construction to start in 3rd qtr./2019.	400+ SFR units planned
21	Claremont Townhomes	Entitlements in process. Projected home construction to start in 4th qtr./2019.	76 MFR Townhomes Planned



22	Meadowbrook Crossings	Home construction with begin in June 2018	114 SFR homes
23	Hwy 24 & Hwy 94	Entitlements in process	146 SFR Homes
24	The Sands	Under Development	+/- 300 residential lots +/- 10 acres zoned commercial
25	Falcon Reserve	Under Development	40 acres zoned commercial

Lisa Czelatko, Land
Lisac@oliverreg.com