

LAND FOR SALE 7 ACRES ON PRIME CORRIDOR

Tutt Blvd. Colorado Springs, CO 80923



PROPERTY INFORMATION

Price: Contact Broker

Size: Approx. 7 acres located between N. Powers Blvd and Tutt Blvd, south of Dublin Blvd and north of Stetson Hills Blvd.

Zoning: PBC/AO (Planned Business Center) with (Airport Overlay)

Tax Schedule No: 5318300009

- Falcon School Dist. 49
- City of Colorado Springs services
- High Household Income
- Fastest growing area in Colorado Springs
- Site can be subdivided
- Ideal positioning for your business on major corridor

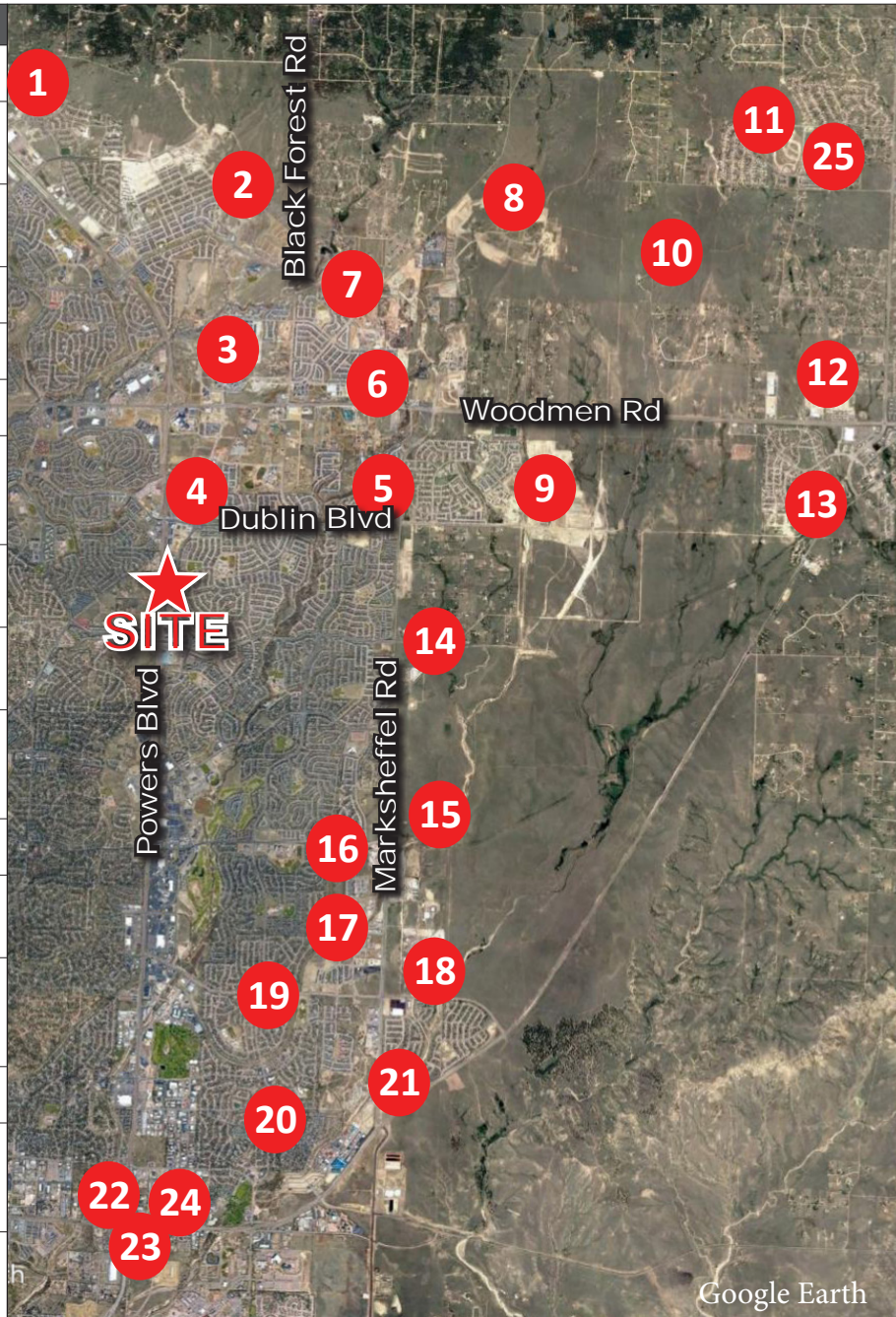
Demographics			
	1 Mile	3 Mile	5 Mile
Population			
2018 Est. Population	17,379	120,083	229,301
Households			
2018 Est. HHs	6,252	43,918	86,623
2018 Est. Avg. HH Income	\$88,770	\$92,575	\$90,265
Drive Times			
	5 Min	10 Min	15 Min
2018 Est. Population	11,232	112,583	236,425
2018 Est. HHs	4,098	40,405	88,718
2018 Est. Avg. HH Income	\$88,081	\$98,007	\$90,558

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

Lisa Czelatdko, Land
Lisac@olivereg.com

New Development

1	Bradley Ranch	Under Development /2019.	+/- 350 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	253+ 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	141 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	Under Development	35 acres zoned commercial
24	The Sands	Under Development	+/- 300 residential lots +/- 10 acres zoned commercial
25	Falcon Reserve	Under Development	40 acres zoned commercial

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102 N CASCADE AVE, SUITE 250, COLORADO SPRINGS, CO 80903 • t. 719.598.3000 f.719.578.0089 www.oliverreg.com

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