



**RAW VACANT LAND**

**Property Highlights:**

- Part of Planned Industrial Park
- Easy access to I-25
- Located behind the West Wind Marketplace
- Established and well known business corridor of Colorado Springs

**VACANT LAND FEATURES**

<b>Purchase Price</b>	<b>\$352,182.00</b>
<b>Land Size</b>	<b>2.31 Acres</b>
<b>Tax Accessor #</b>	<b>7325208188</b>
<b>Zoning</b>	<b>PIP-2</b>



For more information, please contact:

**Mark Useman**  
 Executive Managing Director  
 +1 719 418 4069  
 museman@coscommercial.com

2 North Cascade  
 Avenue, Suite 520  
 Colorado Springs, CO  
 80903  
 phone: +1 719 634 1500  
 coscommercial.com





**Area Ammenities:**

- Restaurants and other fast food locations close by
- Colorado Springs Technical University & Colorado College
- Close by hotels, and grocery stores
- Garden of the Gods 5 Minutes away

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Total Estimated Population	6,548	62,041	166,568
Average Household Income	\$74,265	\$75,195	\$66,993