

AIRPORT SPECTRUM

SWC Milton E Proby Pkwy & Powers Blvd

60.21 ACRES AVAILABLE

- Strategic location at the entrance to Colorado Springs Airport
- Only private, fee-simple land available at the lighted intersection
- Annexation to City of Colorado Springs is complete
- Commercial Aero Zone incentives available



2018 Estimated Demographics

	1 mile	3 mile	5 mile
Population	6,182	57,070	162,153
Average Household Income	\$71,371	\$65,213	\$61,759
Households	2,005	19,961	57,582

Traffic Counts

S. Powers Blvd. and Milton E. Proby Pkwy. (N/S)	72,624
Milton E. Proby Pkwy. and S. Powers Blvd. (E/W)	44,584

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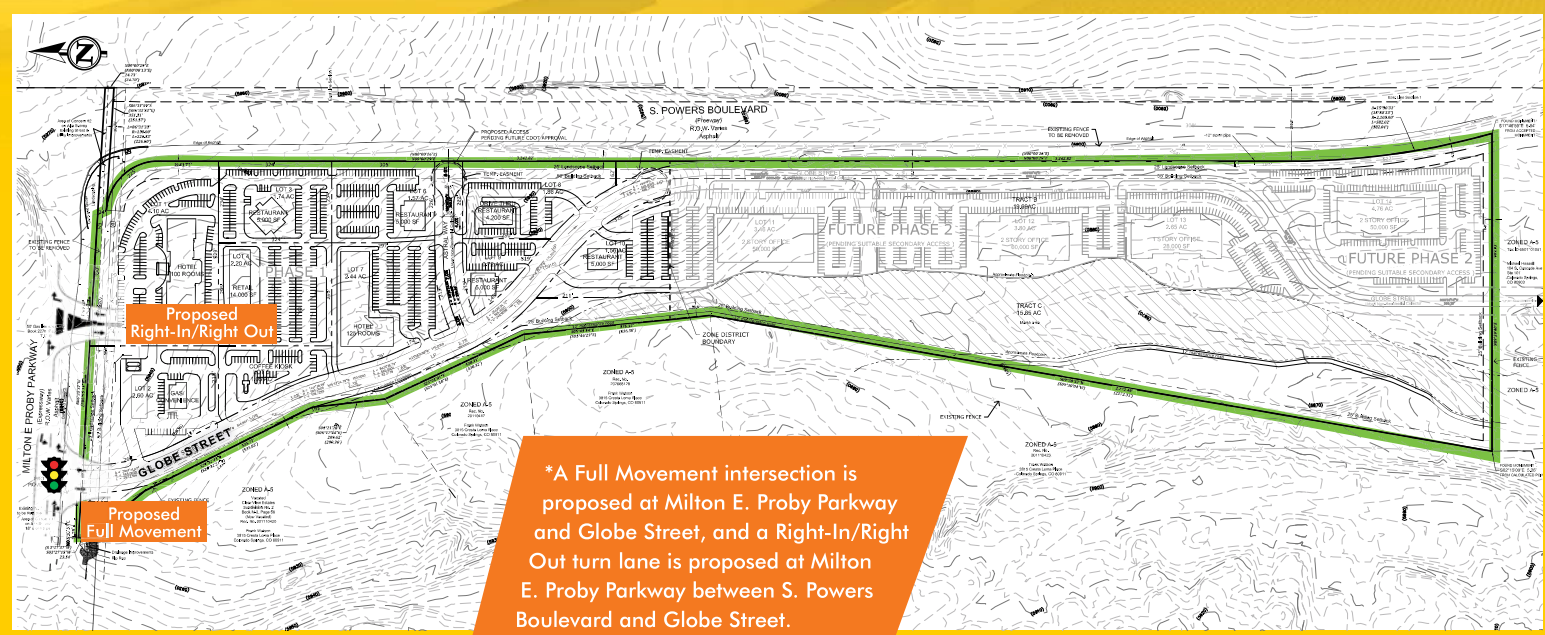


Approximately 19,000 people work on the property of Colorado Springs Airport. The airport is owned and managed by the City of Colorado Springs, with only 100 of those jobs being city government jobs.

COLORADO SPRINGS AIRPORT

- Three-level, 275,000 square-foot, 12 gate terminal facility opened in 1994
- Passenger traffic up 2.6% in 2017
- Four major airlines with non-stop to 13 destinations
- Situated on 7,135 acres at an elevation of approximately 6,200 feet
- Two parallel runways, one crosswind runway and extensive taxiway system
- Joint use civilian and military airport, Peterson AFB is located on the north side of the airport

60.21 ACRES AVAILABLE



*A Full Movement intersection is proposed at Milton E. Proby Parkway and Globe Street, and a Right-In/Right Out turn lane is proposed at Milton E. Proby Parkway between S. Powers Boulevard and Globe Street.

	SIZE	PRICE	PSF
LAND	60.21 ACRES	\$4,250,000	\$1.62
ALL SERVICES	Colorado Springs Utilities		
ZONED	PBC		
ANNEXATION	As of October 2018, the entire parcel has been annexed into the City of Colorado Springs		