

PUD LAND FOR SALE

PATRIOT PARK // NW Corner of Powers Blvd and Platte Ave.



OFFERING SUMMARY

Sale Price:	\$6 PSF bulk sale \$8-\$12 PSF individual pads
Lot Size:	18.33 Acres
Zoning:	PUD
Traffic Count:	Approx. 100,000 cars/day on Powers Blvd. & Platte Ave.

PROPERTY OVERVIEW

New mixed use development site now available for sale along Powers Blvd. with access from Galley Road and Platte Ave. This site is part of the Patriot Park Development.

This property has easy and quick access to Downtown Colorado Springs, the Colorado Springs airport and anywhere along the Powers corridor. All utilities are to the site. This is a great location for retail, office, hotel or commercial uses. Will subdivide.

DEMOGRAPHICS ('19 EST)

	3 MILE	5 MILES	10 MILES
Total Households	41,760	93,689	223,862
Total Population	111,099	241,658	575,763
Median HH Income	\$52,643	\$53,258	\$61,290

HELEN CAMERON

719.309.0973

helen@cameronbutcher.com

CALEB DAVID

719.309.0974

caleb@cameronbutcher.com

CameronButcher Commercial Real Estate

PO Box 1415 | Colorado Springs, CO 80901

719.535.0500 | cameronbutcher.com

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cameronbutcher
COMMERCIAL REAL ESTATE



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