

# LAND FOR SALE

## 3.5 ACRES SOUTH OF E. WOODMEN ROAD

7410 Horseshoe Road Colorado Springs, CO 80923



### PROPERTY INFORMATION

**Price:** \$1,981,980.00

**Size:** Approx. 3.5 Acres located at the intersection E. of Woodmen Rd and Black Forest Rd, on the south of E Woodmen Rd.

**Zoning:** A-AO (Agricultural) with (Airport Overlay)

**Tax Schedule No:** 5308002011

- Grading is completed and utilities are to the site
- City of Colorado Springs Services
- High Household Income
- Fastest growing area in Colorado Springs
- Ideal location for a mixture of uses
- Site adjacent to future planned national fuel station and car wash
- Site can be subdivided

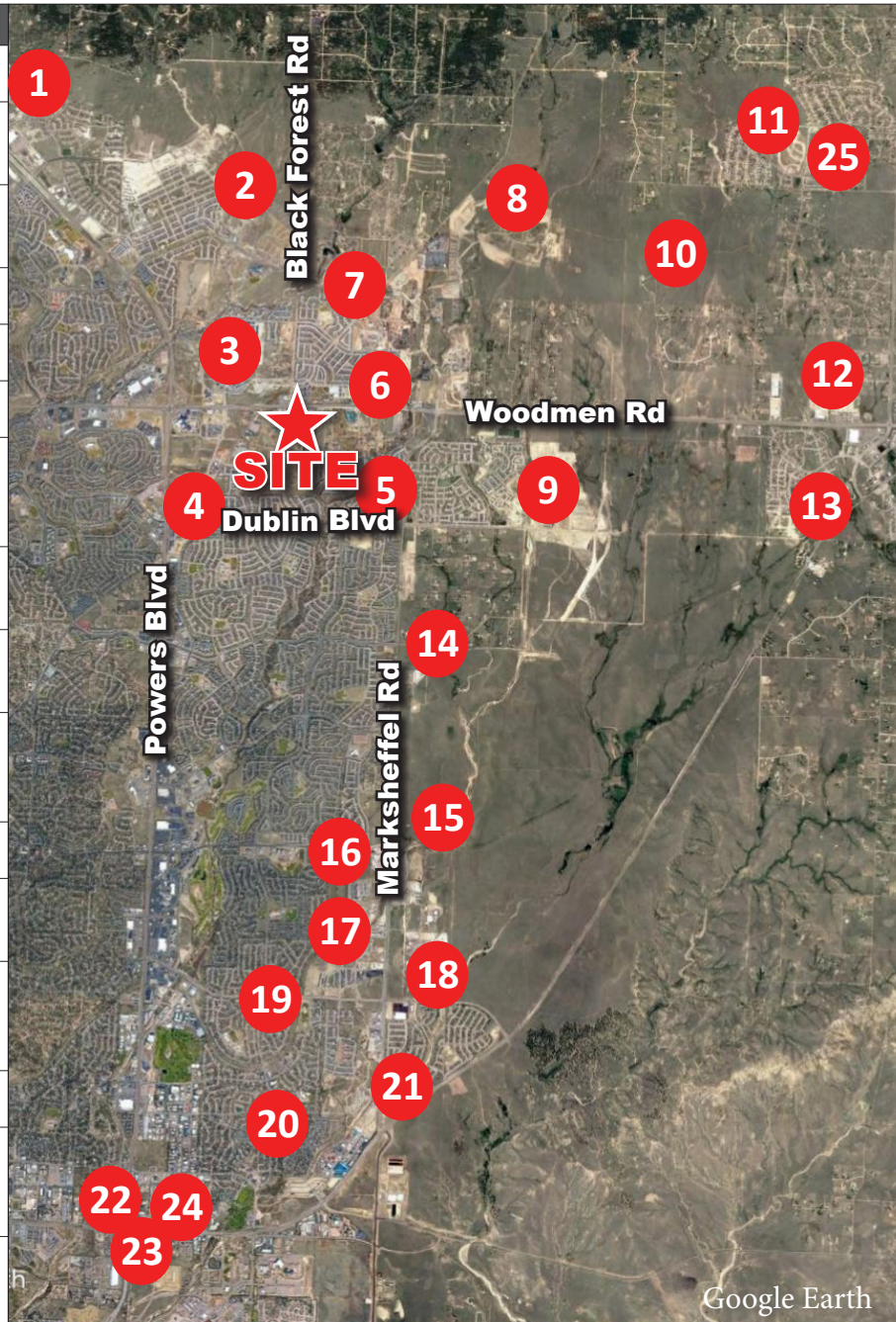
Demographics	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2019 Est. Population	6,048	79,166	183,185
<b>Households</b>			
2019 Est. HHs	2,353	27,280	67,209
2019 Est. Avg. HH Income	\$122,840	\$107,950	\$102,216
<b>Drive Times</b>			
2019 Est. Population	6,288	103,653	277,526
2019 Est. HHs	2,387	36,465	84,419
2019 Est. Avg. HH Income	\$147,395	\$108,528	\$103,052

Source: 2019 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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