

PAD SITES FOR SALE

NEC Woodmen & Marksheffel

COLORADO SPRINGS, CO 80923

RETAIL

RETAIL DEVELOPMENT OPPORTUNITY!



PAD SITES FOR SALE

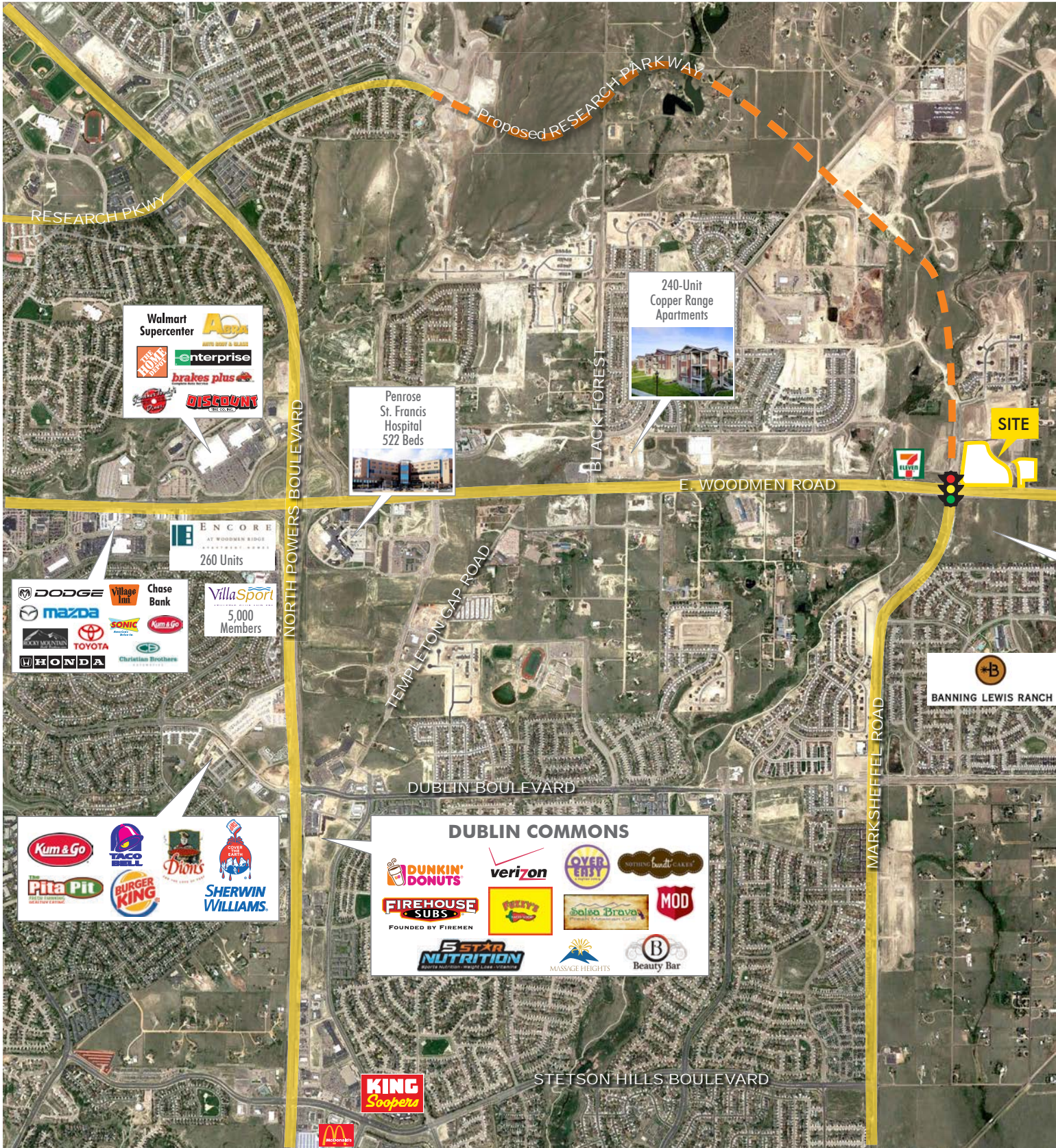
GROUND LEASE / BUILD-TO-SUIT

- + Excellent retail development opportunity on highly visible northeast corner of E. Woodmen Road and N. Marksheffel Road
- + Located across the street from Banning Lewis Ranch on the southeast corner of Woodmen and Marksheffel. This master planned home development offers parks and trails, a Community Recreation Center and a public K-8 charter school, Banning Lewis Ranch Academy.
- + Booming high density residential area with many single family master planned communities in the area and magnificent mountain views



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FUEL Wendy's
O'Reilly AUTO PARTS
Ent
Papa Murphy's
SONIC Drive-In Curves
SUBWAY Pizza Hut
Starbucks

MERIDIAN ROAD



Walmart Supercenter
AutoZone
McDonald's
DOLLAR TREE
Walgreens
Great Clips
Carl's Jr. KFC
LIQUOR
The UPS Store
AW
meineke car care center

FALCON HIGHWAY

HIGHWAY 24



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596,388 SF / 13.69 Acres

LOT	SF	PRICE/PSF
Lot 1	99,361	\$15.00
Lot 2	29,813	\$16-\$18.00
Lot 3	30,023	\$16-\$18.00
Lot 4	24,484	\$16-\$18.00
Lot 5	49,711	\$20.00
Lot 6	136,305	\$20.00
Lot 7	32,931	\$18.00
Lot 8	34,746	\$18.00
Lot 9	38,941	\$18.00
Lot 10	86,830	\$20.00



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Planned Area Households



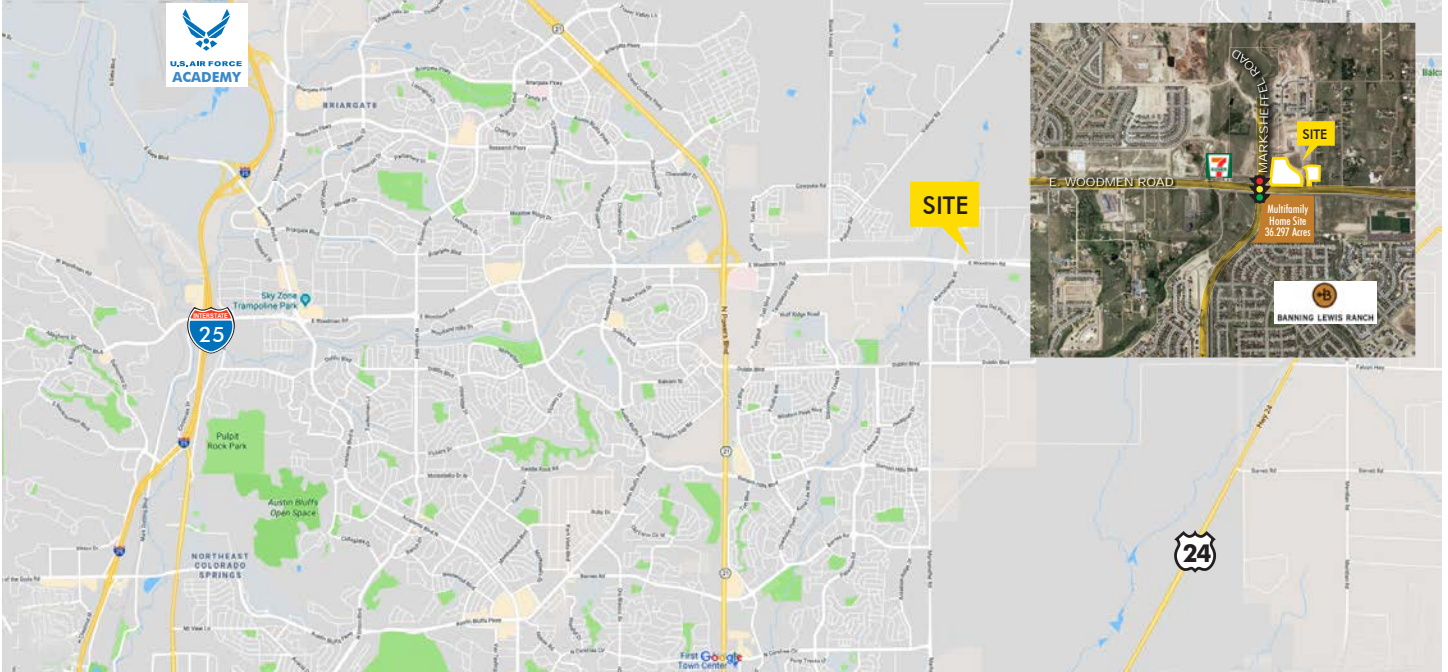
NEW DEVELOPMENTS	
1	Cordera +/- 1,500 SFR & MFR units remain to be built
2	Wolf Ranch +/- 1,800 SFR & MFR units remain to be built
3	Cumbra Vista +/- 450 SFR & MFR units remain to be built
4	The Trails at Meadows 300+ SFR & MFR units remain to be built
5	Woodmen Heights 125 SFR units remain to be built
6	Shiloh Mesa 237 SFR units planned
7	Sterling Ranch +/- 5,150 SFR & MFR units planned
8	Dublin North 250+ SFR units remain to be built
9	Dublin Terrace 275 SFR units planned
10	Indigo Ranch 220+ SFR units remain to be built
11	Banning Lewis Ranch +/- 7,000 SFR & MFR units remain to be built
12	Mountain Valley Preserve 140 SFR units planned

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2018 Estimated Demographics

	1 mile	3 miles	5 miles
Population	4,875	46,028	142,873
Average Household Income	\$113,668	\$102,306	\$105,010
Households	1,583	15,399	49,464
Average Housing Value	\$404,317	\$348,987	\$339,251

Traffic Counts

Woodmen Road at Marksheffel (East)	17,871 VPD
Woodmen Road at Marksheffel (West)	14,190 VPD

CONTACT

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