

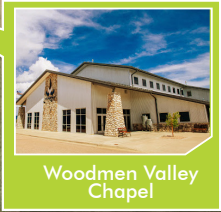
PAD SITES FOR SALE

NEC Woodmen & Marksheffel

COLORADO SPRINGS, CO 80923

RETAIL

RETAIL DEVELOPMENT OPPORTUNITY!



Multifamily Home Site
36.297 Acres



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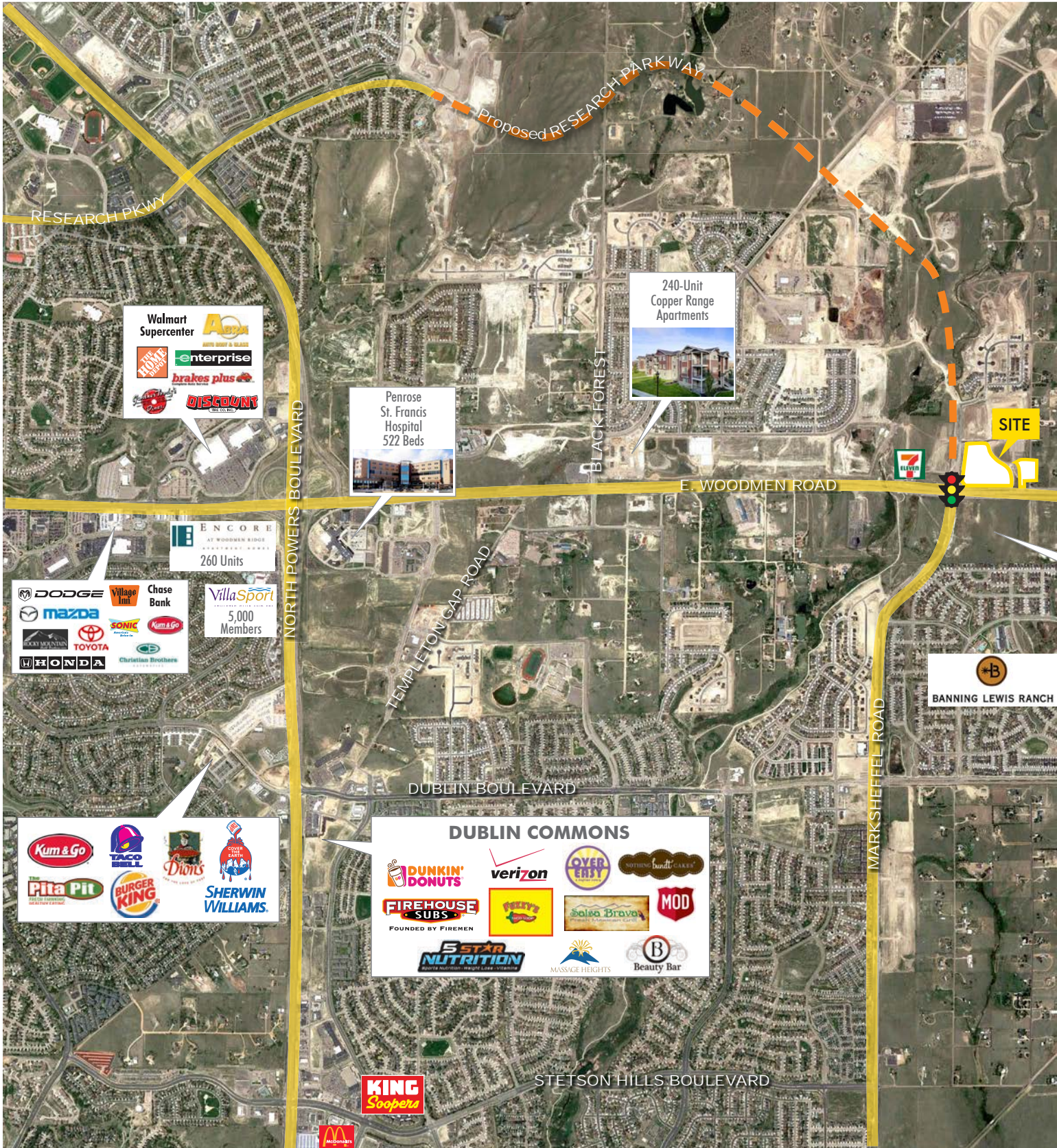
GROUND LEASE / BUILD-TO-SUIT

- + 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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RETAIL



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

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



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PAD SITES

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

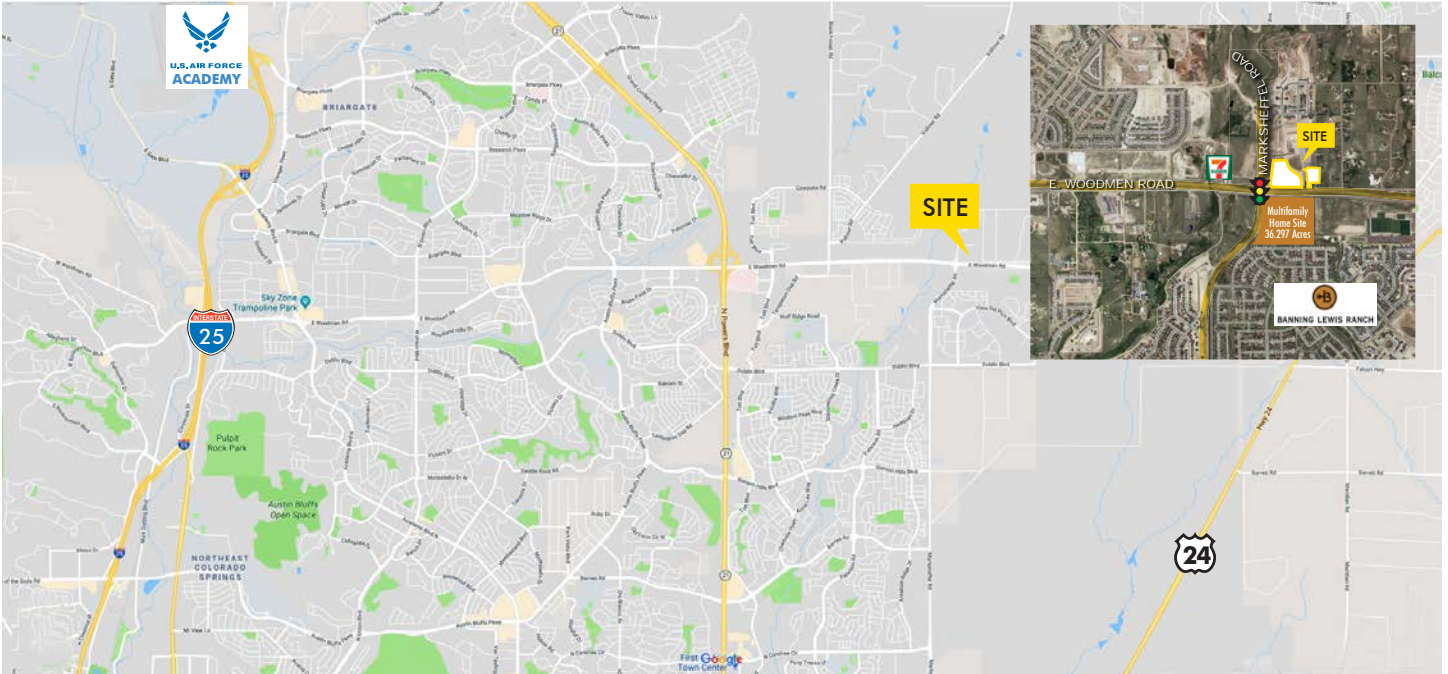
1	Cordera +/- 1,500 SFR & MFR units remain to be built
2	Wolf Ranch +/- 1,800 SFR & MFR units remain to be built
3	Cumbra Vista +/- 450 SFR & MFR units remain to be built
4	The Trails at Meadows 300+ SFR & MFR units remain to be built
5	Woodmen Heights 125 SFR units remain to be built
6	Shiloh Mesa 237 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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RETAIL



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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