

FOR SALE OR LEASE

# LAND - 2.4 ACRES

3790

**PONY TRACKS DRIVE**

Colorado Springs, CO 80922



## PRIME PROPERTY!

### FOR PROFESSIONAL OR MEDICAL OFFICE BUILDING

- + Neighbors District 49 Creekside Success Center/Pikes Peak Community College, the Springs Ranch neighborhood, and Sand Creek High School is nearby
- + Right-in/Right-out to North Carefree Circle
- + Access available from Pony Tracks Drive
- + Just minutes from major shopping corridor on Powers Boulevard
- + Multifamily possible
- + All utilities are on-site



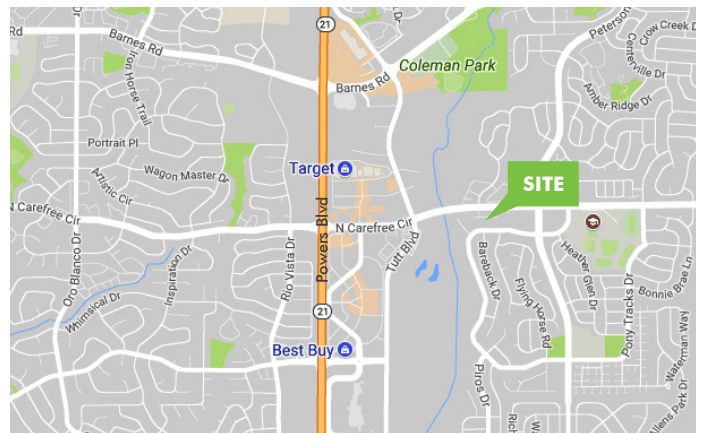
## CONTACT

### MATT GOWLER

Associate

+1 719 471 6073

matt.gowler@cbre.com



### PROPERTY DETAILS

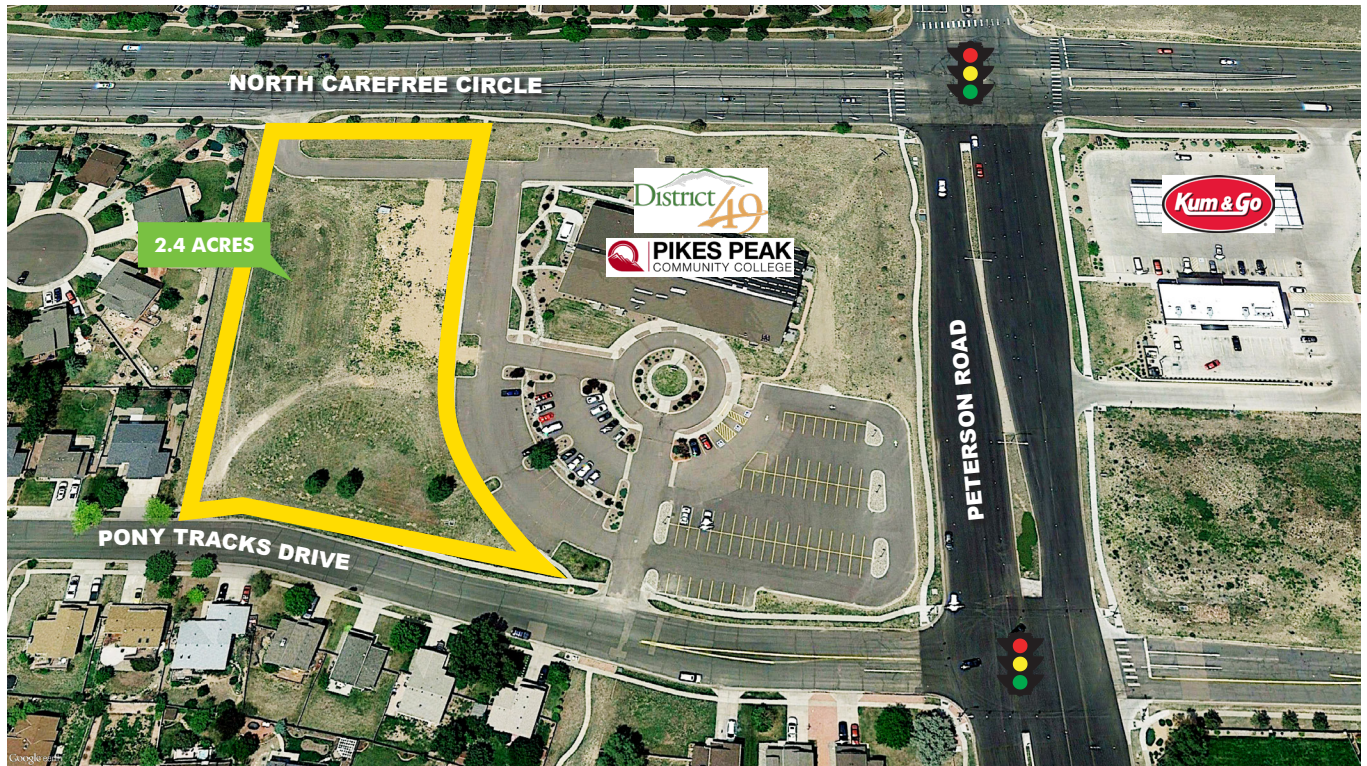
Size	2.4 Acres
Zoned	PBC
Asking Price	\$375,000 / \$3.59/SF

[www.cbre.us/coloradosprings](http://www.cbre.us/coloradosprings)

**CBRE**

# FOR SALE OR LEASE LAND - 2.4 ACRES

3790  
**PONY TRACKS DRIVE**  
Colorado Springs, CO 80922



	1 Mile	3 Mile	5 Mile
<b>Population</b>	14,443	104,953	218,978
<b>Households</b>	5,184	39,118	83,132
<b>Household Income</b>	\$95,317	\$80,436	\$79,524
<b>TRAFFIC COUNTS</b>			
<b>N. Carefree Circle at Peterson Road</b>			12,428 VPD
<b>N. Powers Boulevard at N. Carefree Circle</b>			61,568 VPD



© 2017 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.