

FOR SALE 20 ACRES OF LAND

3285
CAPITAL DRIVE
Colorado Springs, CO 80939

AREA SURGING WITH NEW HOUSEHOLD DEVELOPMENTS

1	Banning Lewis Ranch +/- 7,000 SFR & MFR units remain to be built
2	Claremont Ranch +/- 1,800 SFR & MFR units remain to be built
3	Hannah Ridge 85 SFR units built and 280 remain to be built in Phase I. Phase II will have 200 SFR.
4	Jessica Heights 427 SFR units built
5	Wilshire Ranch 300 SFR built in Phase I and 320 SFR remain to be built in Phase II.
6	Mountain Vista Ranch 300+ SFR & MFR units remain to be built
7	Springs Ranch 732 SFR units built
8	Indigo Ranch 220+ SFR units remain to be built
9	Stetson Hills 3,247 SFR & MFR units built



CONTACT

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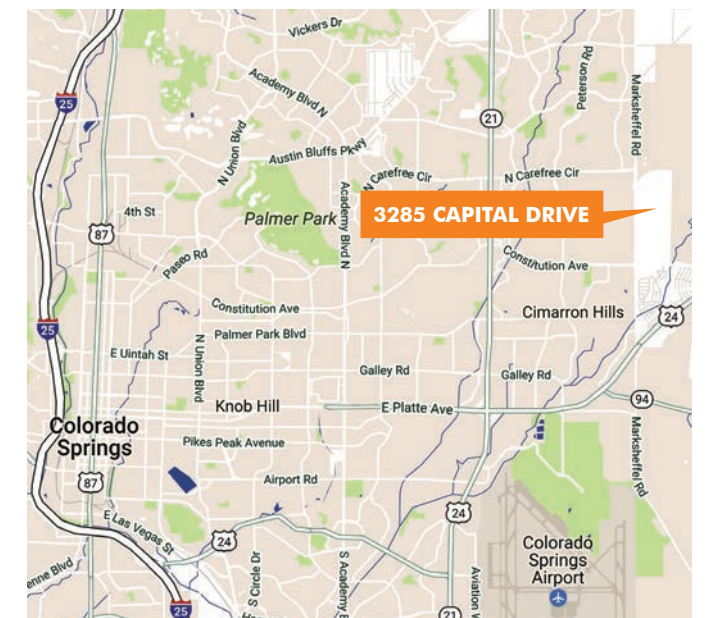


WEATHERFORD LAND

NORTH 20 ACRES OF 3285 CAPITAL DRIVE

This property is well-located in northeast Colorado Springs, bordering the 20,000 acre Banning Lewis Ranch with easy access to major arteries. The land is flat and ready for development with excellent potential for an occupier or small project.

- + \$1.00/SF Sale Price
- + M-1 Zoning (Light Industrial)
- + Compatible industrial uses existing
- + Utilities nearby
- + Assessors parcel #53000-00-190



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AERIAL MAP

