

# 2.69 ACRES MULTIFAMILY DEVELOPMENT

1211 W. Costilla Street, Colorado Springs, CO 80905

FOR SALE

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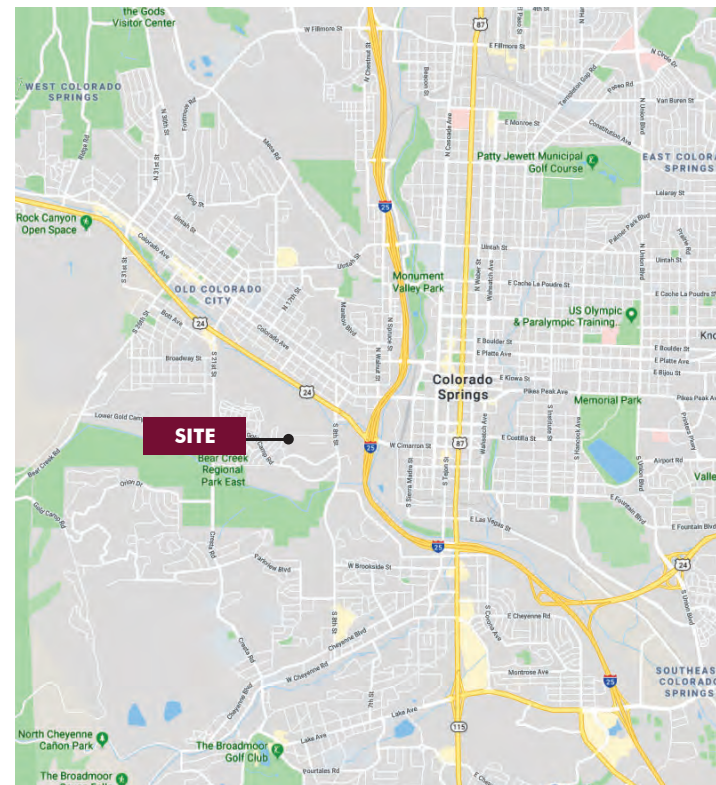


## 2019 TRAFFIC COUNTS

Highway 24 at S. 8th Street	45,000 VPD
W. Cimmaron Street and I-25	44,000 VPD
S. 8th Street at W. Moreno Avenue	37,122 VPD
S. 8th Street at W. Cimmaron Street	24,123 VPD

## 2019 ESTIMATED DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	7,519	73,177	181,976
Households	3,604	34,969	81,760
Average Household Income	\$63,075	\$71,661	\$69,504



## AMAZING MOUNTAIN VIEWS!

On Colorado Springs' popular westside just minutes from Interstate 25 and Highway 24, your gateway into spectacular mountain communities. Enjoy easy access directly into downtown Colorado Springs and the brand new U.S. Olympic & Paralympic Museum opening soon. This 2.69 acre lot would be an ideal spot for a multifamily development with amazing views, close to parks, shopping, restaurants, and/or escape for a quick getaway into the Rocky Mountains!

PRICE:	\$380,000
SIZE:	2.69 Acres
ZONING:	R5



## PLEASE CONTACT:

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