

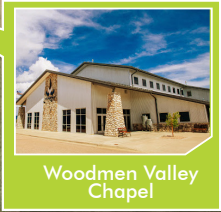
PAD SITES FOR SALE

# NEC Woodmen & Marksheffel

COLORADO SPRINGS, CO 80923

RETAIL

RETAIL DEVELOPMENT OPPORTUNITY!



Multifamily Home Site  
36.297 Acres



## PAD SITES FOR SALE

### GROUND LEASE / BUILD-TO-SUIT

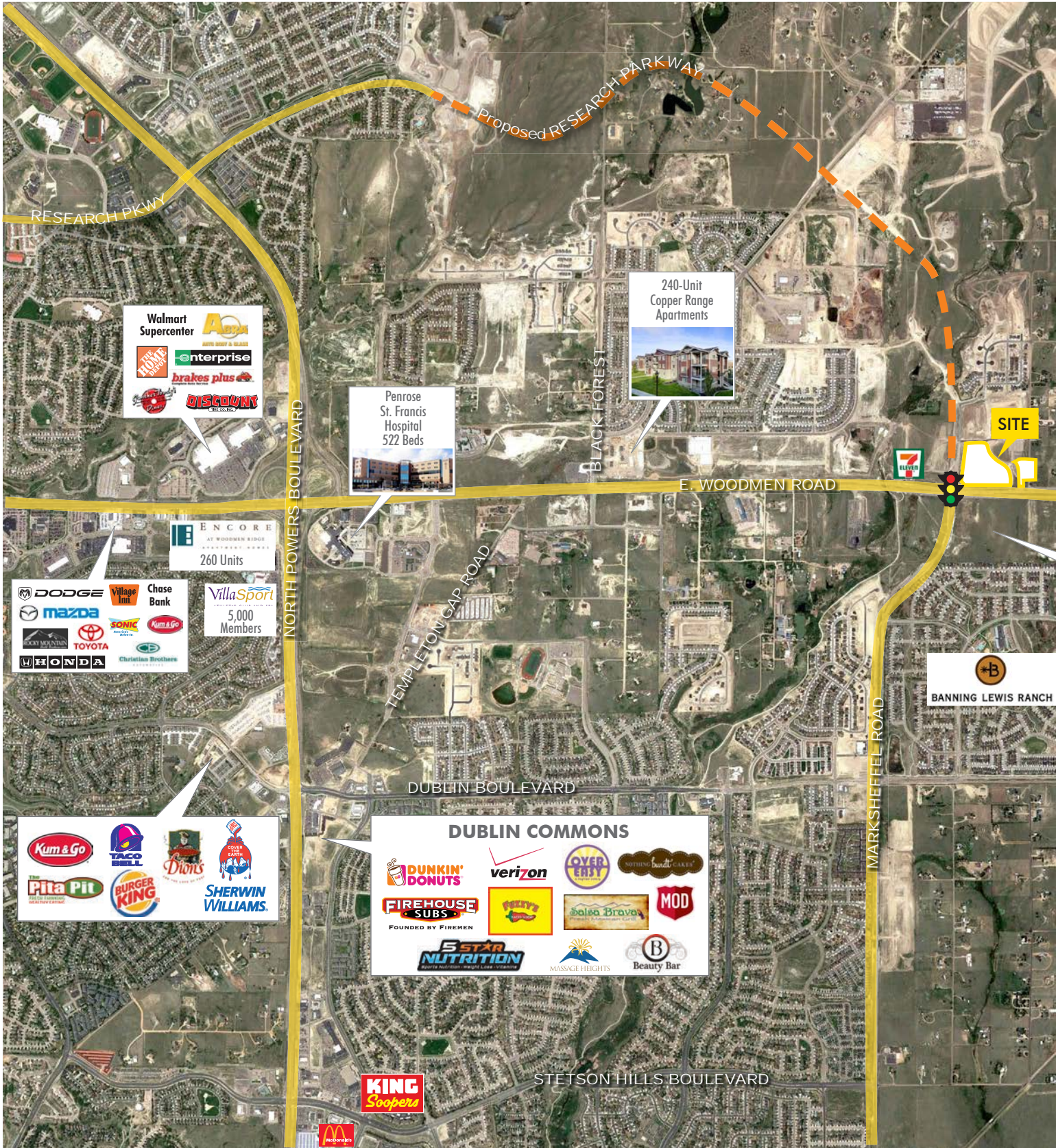
- + Excellent retail development opportunity on highly visible northeast corner of E. Woodmen Road and N. Marksheffel Road
- + Located across the street from Banning Lewis Ranch on the southeast corner of Woodmen and Marksheffel. This master planned home development offers parks and trails, a Community 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





**PAD SITES FOR SALE**

# NEC Woodmen & Marksheffel







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

MERIDIAN ROAD

Multifamily Home Site  
36.297 Acres

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

FALCON HIGHWAY

HIGHWAY 24





**PAD SITES FOR SALE**

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**RETAIL**

## 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



1	<b>Mountain Valley Preserve</b> 147 estimated units
2	<b>Banning Lewis Ranch</b> 7,125 more units to be built
3	<b>Indigo Ranch</b> 234 more units to be built
4	<b>Dublin Terrace</b> 286 estimated units
5	<b>Shiloh Mesa</b> 249 estimated units
6	<b>Woodmen Heights</b> 129 more units to be built
7	<b>Cumbra Vista</b> 462 more units to be built
8	<b>The Trails at Meadows</b> 314 more units to be built
9	<b>Dublin North</b> 249 more units to be built
10	<b>Sterling Ranch</b> 5,168 estimated units
11	<b>Wolf Ranch</b> 1,857 more units to be built
12	<b>Cordera</b> 1,526 more units to be built

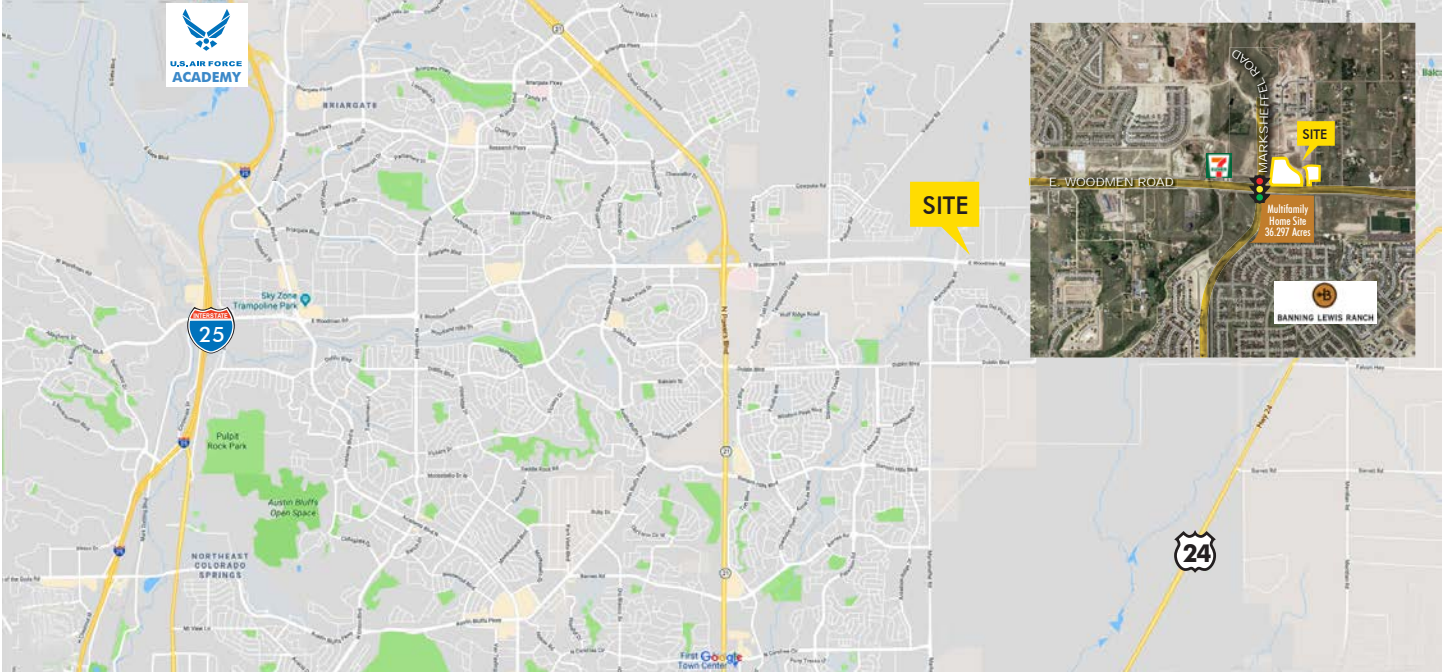


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### 2018 Estimated Demographics

	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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