

PROPERTY FEATURES

Development site highly-visible to I-25, just south of the Baptist Road interchange fronting Struthers Road and Spanish Bit Drive directly adjacent to Big R.

Close proximity to local housing developments and retail make this 2.838 acres property ideal for variety of commercial uses.

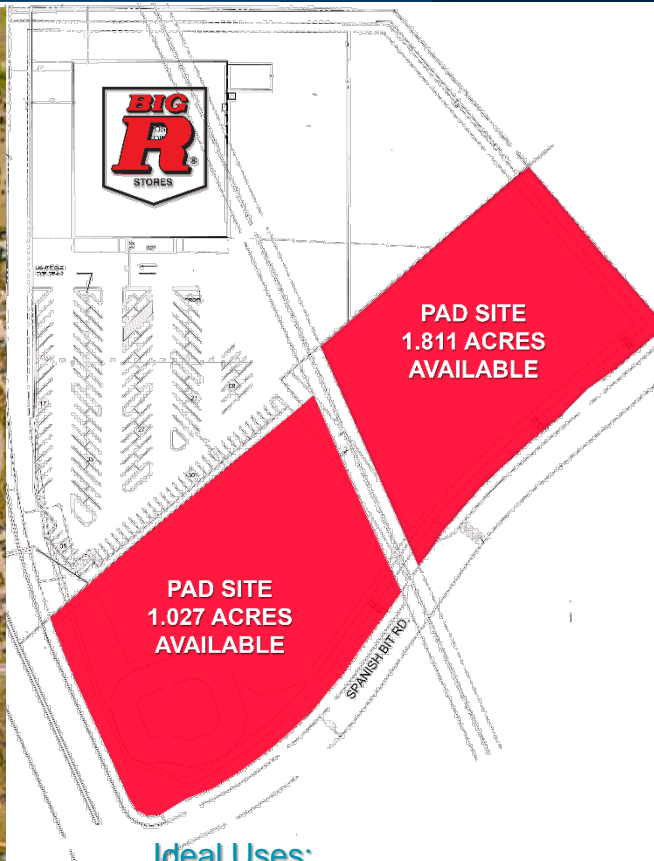
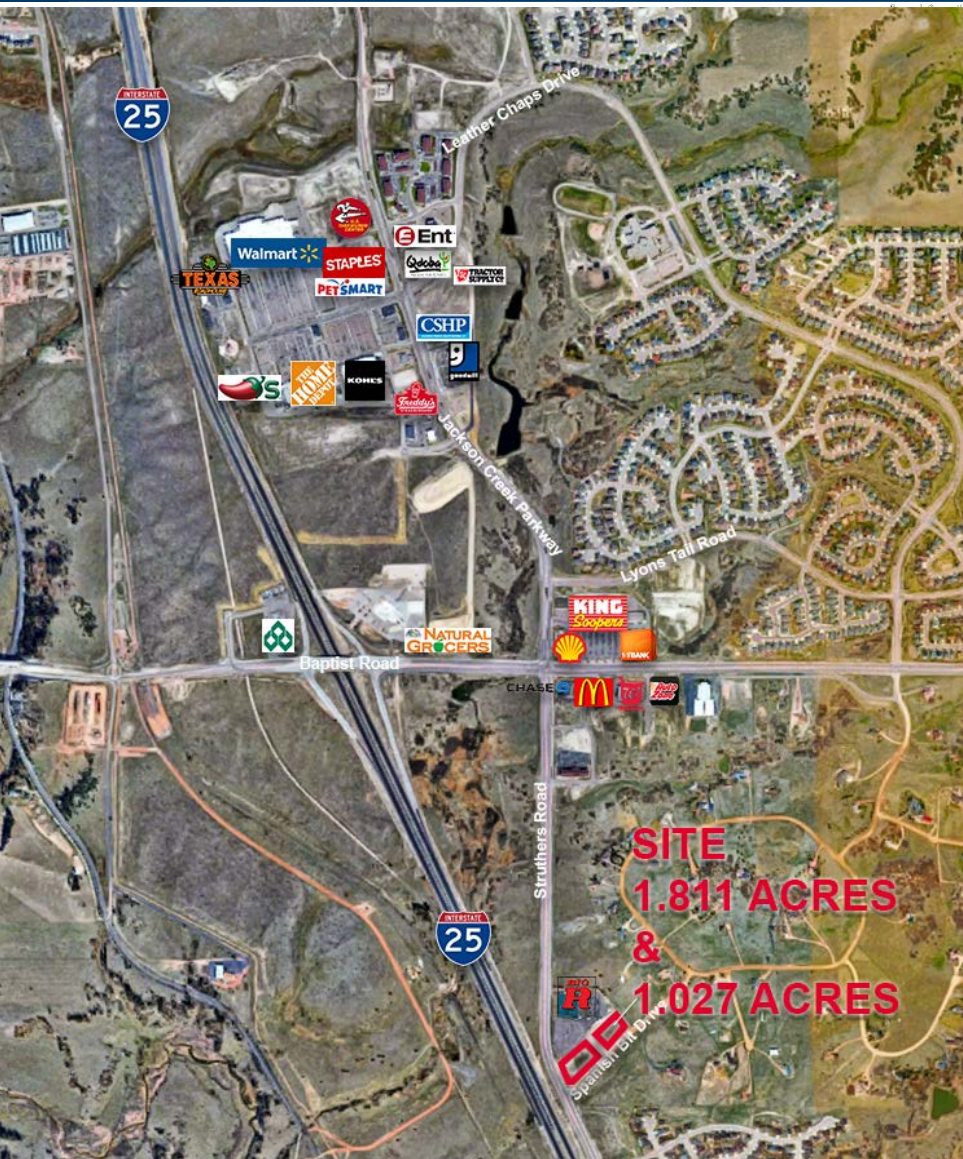
LAND DETAILS

TOTAL LAND SIZE	2.838 ACRES (DIVISIBLE)
PAD SITES AVIALABLE	1.811 ACRES 1.027 ACRES
PURCHASE PRICE	\$7.00 - \$12.00 PSF
ZONING	CC (EL PASO COUNTY)

For more information, please contact:

Mark Useman
Executive Managing Director
+1 719 418 4069
museman@coscommercial.com

2 N Cascade Avenue, Suite 720
Colorado Springs, CO 80903
phone: +1 719 634 1500
coscommercial.com


Ideal Uses:

- Service Station
- Car Wash
- Bank
- Restaurant
- Retail
- Fitness Center

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION (2017)	3,922	22,460	48,718
AVERAGE HH INCOME (2017)	\$141,144	\$131,389	\$131,584
TRAFFIC COUNT (JACKSON CREEK PKWY & STRUTHERS RD)	10,141 avg. v.p.d.		

For more information, please contact:

Mark Useman
Executive Managing Director
+1 719 418 4069
museman@coscommercial.com

2 N Cascade Avenue, Suite 720
Colorado Springs, CO 80903
phone: +1 719 634 1500
coscommercial.com