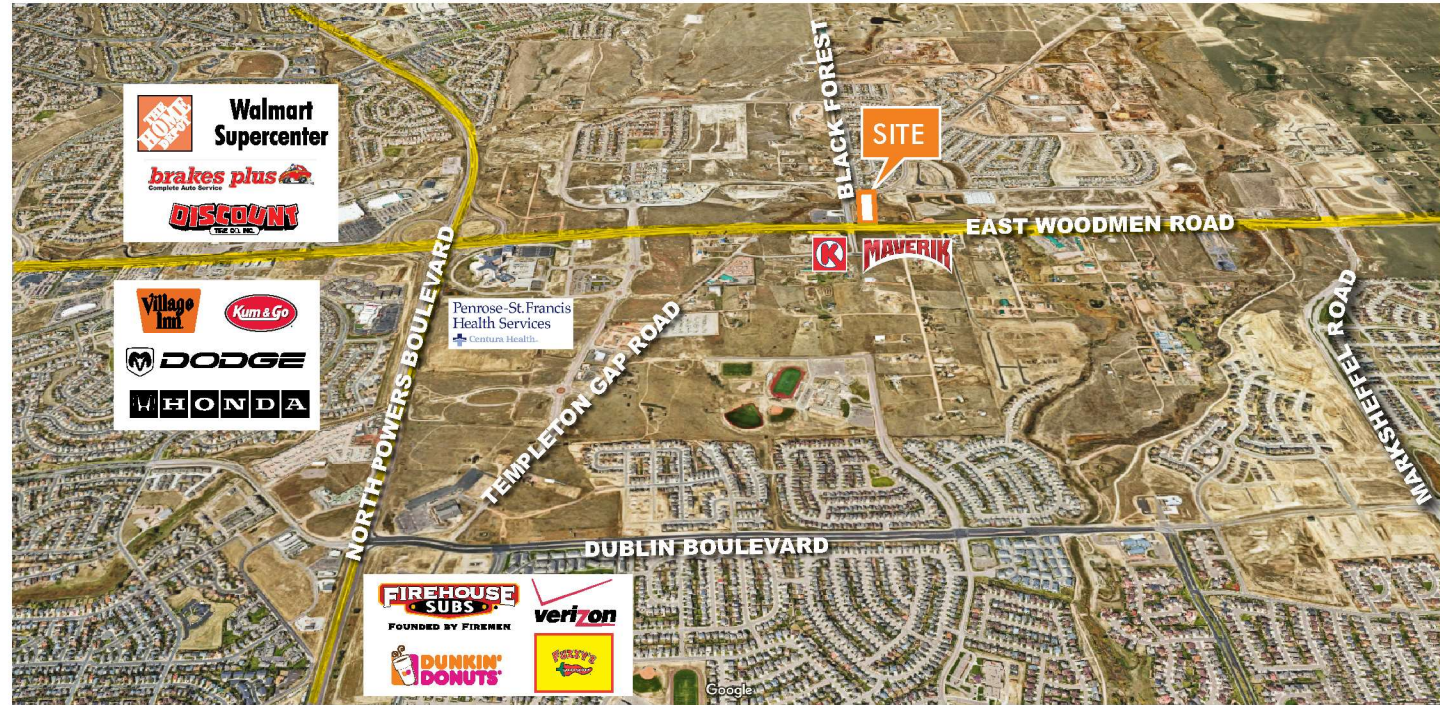


**PAD SITES FOR SALE**

# NEC Woodmen & Black Forest

VOLLMER ROAD, COLORADO SPRINGS, CO 80908

**RETAIL**



**PAD SITES FOR SALE**

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VOLLMER ROAD, COLORADO SPRINGS, CO 80908

**EXCELLENT DEVELOPMENT OPPORTUNITY!**

**RETAIL**



**Traffic Counts**

E. Woodmen Road at Black Forest Road	23,044 VPD
E. Woodmen Road (East)	41,968 VPD
E. Woodmen Road (West)	24,409 VPD

**2019 Estimated Demographics**

	1 mile	3 miles	5 miles
Population	6,999	83,999	186,460
Average Household Income	\$110,087	\$106,699	\$99,923
Households	2,346	28,310	67,376
Average Housing Value	\$479,432	\$392,199	\$365,278

**Property Details**

<b>Price</b>	\$14.00 - \$17.00/PSF
<b>Space Available</b>	2.01 Acres
<b>Zoning</b>	PBC (Planned Business Center) PUD (Planned Unit Development) AO (Airport Overlay)

**CONTACT**

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**PAD SITES**

**AVAILABLE FOR SALE**

- + Excellent development opportunity on highly visible corner of East Woodmen and Black Forest Road
- + This intersection is the major artery into the prominent Black Forest neighborhood on major east/west arterial
- + Full movement intersection
- + High density residential area with many single family master planned communities
- + Main entrance to brand new 240-unit apartment complex



PAD SITE FOR SALE

# NEC Woodmen & Black Forest

RETAIL



## 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

