



# VACANT LAND FOR SALE

Meridian Crossing • Falcon, CO

## Falcon, CO Meridian Crossing



- Property zoned Commercial Regional. Approved uses:

- Retail
- Office
- Fuel Station
- Bar/Restaurant
- Financial Institution

- Property Platted
- All Utilities Available
- Adjoins McDonalds
- Walmart Superstore in immediate vicinity
- Rapidly Growing Area
- Price: \$18.00 psf
- Four Platted Lots Totaling 5.7 acres
- Located Six miles east of Colorado Springs in fast growing suburb

### Demographics:

5 Mile  
Population: 29,596  
Average HHI: \$94,489

### Traffic Count

Highway 24 at Woodmen  
Average 13,000 CPD

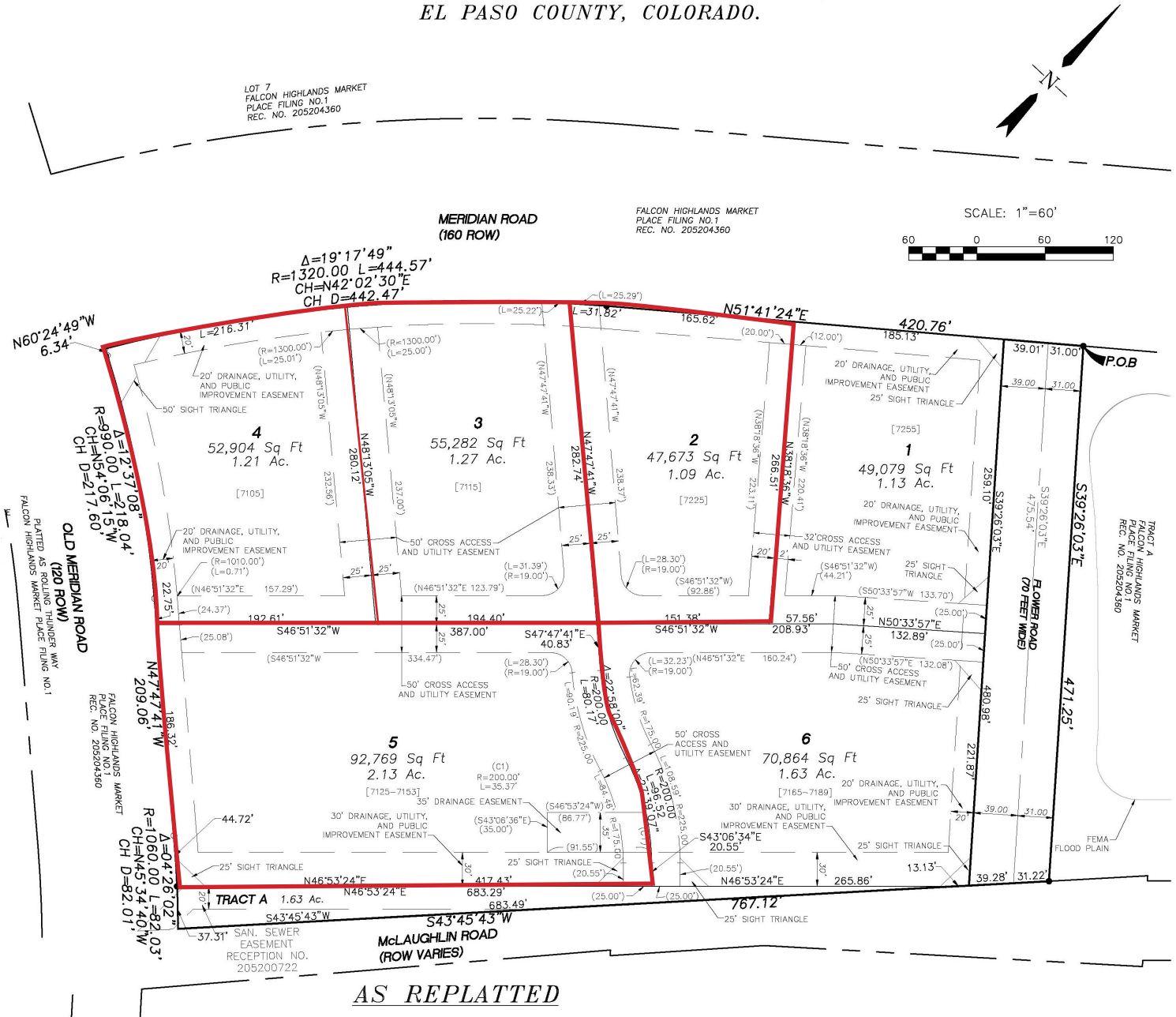
For More Information Contact:

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### MERIDIAN CROSSING FILING NO. 1

A SUBDIVISION OF A PORTION OF THE NE ¼ OF SEC. 12, T-13-S, R-65-W OF THE 6th P.M.,  
AND A REPLAT OF A PORTION OF THE TOWN OF FALCON,  
EL PASO COUNTY, COLORADO.



### TX Schedule Numbers:

Lot 2- 5312106008, Lot 3- 4312106009, Lot 4- 5312106010, and Lot 5-5312106011.

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