

# 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: Steve Lewis • 719.632.4747 • steve@lewisbroker.net

3107 Unit D Broadmoor Valley Road • Colorado Springs, CO 80906 • Tel: 719.632.4747 • Fax: 719.632.4848 • Cel: 719.332.1202

H Stephen Lewis believes information contained herein, while not guaranteed, is from sources we believe reliable. Price, terms and information are subject to change without notice.

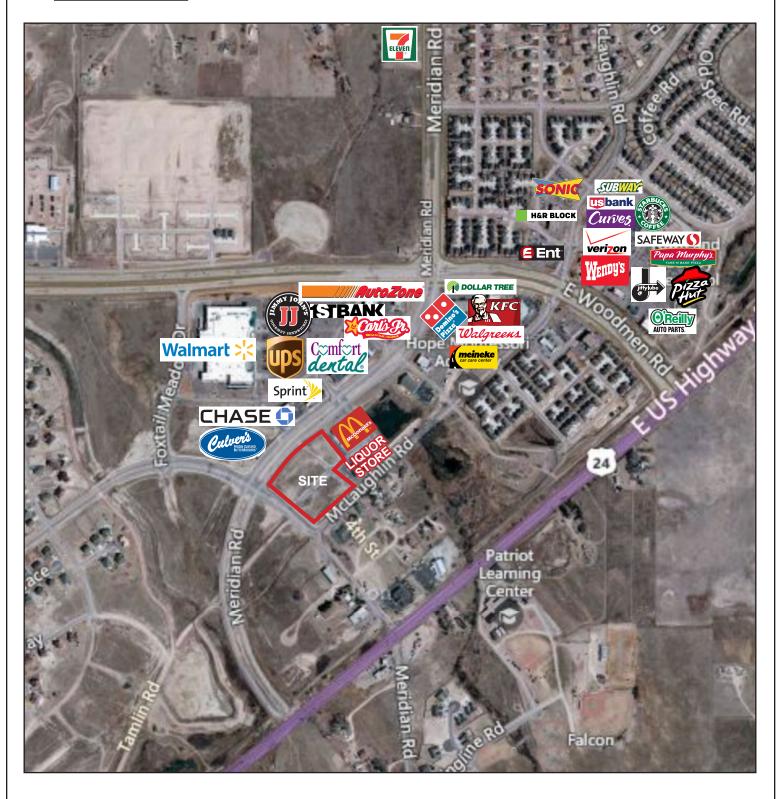


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MERIDIAN CROSSING FILING NO.1 A SUBDIVISION OF A PORTION OF THE NE 1/4 OF SEC. 12, T-13-S, R-65-W OF THE 6th P.M., AND A REPLAT OF A PORTION OF THE TOWN OF FALCON, EL PASO COUNTY, COLORADO. LOT 7 FALCON HIGHLANDS MARKET PLACE FILING NO.1 REC. NO. 205204360 FALCON HIGHLANDS MARKET PLACE FILING NO.1 REC. NO. 205204360 SCALE: 1"=60" MERIDIAN ROAD (160 ROW) 20 Δ=19•17'49" R=1320.00 L=444.57' CH=N42•02'30"E CH D=442.47' N51'41'24"E =31.82 N60°24'49"W 6.34 420.76 =216 (20.00" +(R=1300.00') (L=25.00') (12.00') (R=1300.00') (L=25.01') 39.01 31.00 20' DRAINAGE, UTILITY, MD PUBLIC IMPROVEMENT EASEMENT 25' SIGHT TRIANGLE P.O.B (N47.2 20' DRAINAGE, UTILITY, (N4813'05"M 39.ac AND PUBLIC IMPROVEMENT EASEMENT R=990. GHT TRIANGLE N3878'36"W 3 [7255] **4** 52,904 Sq Ft 1.21 Ac. 2 55,282 Sq Ft 우 1 17.47.41" 787 47,673 Sq Ft 280 38.1 1.27 Ac. 266 49,079 Sq Ft 1.13 Ac. 13'05"W 238.33') 1.09 Ac. 232.56') 238. 223 U. OLD MERIDIAN ROAD (120 ROW) PLATED AS ROLLING THUNGER WAY FALCON HIGHLANDS WARKET PLACE FLUNG 237.00") [7115] S39'26'03"E 475.54 39.26'03"E [7225] 20' DRAINAGE, UTILITY AND PUBLIC IMPROVEMENT EASEMENT 0000 TRACT A FALCON HIGHLANDS MA PLACE FILING NO.1 REC. NO. 205204360 DRAINAGE, UTILITY, ₹o PUBLIC VEMENT EASEMENT -50' CROSS ACCESS-AND UTILITY EASEMEN 20 (L=28.30') (R=19.00') (R=1010.00') (L=0.71') (S46'51'32"W) (44.21') (L=31.39') (R=19.00') 25' SIGHT TRIANGLE (\$46'51'32"W) PLOWER (70 FEET (N46\*51'32"E (N46\*51'32"E 123.79" 22 157.29') (92.86') (\$50'33'57"W 133.70') N 25 -(24.37') (25.00) MARKET N50'33'57"E 151 38' 546'51'32"V 57.56 208.93 Ng 387.00' HOAD WIDE S47\*47'41"E 40.83' 25 S46'51'32' 132.89 (25.08') (25.00" (L=32.23')(N46'51'32"E -(R=19.00') FILING R 334.47') (S46'51'32"W SO' CROSS ACCESS AND UTILITY EASEMENT 160.24') (L=28.30') (R=19.00') N47.47 209. 162.39 NO. L50' CROSS ACCESS AND UTILITY EASEMENT 471 FALCON HIGHLANDS MA PLACE FILING NO.1 REC. NO. 205204360 -80 25' SIGHT TRIANGLE .25 06 5 50' CROSS ACCESS AND UTILITY EASEMENT 6 5 92,769 Sq Ft 70,864 Sq Ft (C1) R=200.00' L=35.37' 1.63 AC. [7165-7189] AND PUBLIC [7165-7189] AND PUBLIC INTERITY. IMPROVEMENT EASEMENT 2.13 Ac. MARKET [7125-7153] 35' DRAINAGE EASEMENT 30' DRAINAGE, UTILITY, RI Sida 30 00 30' DRAINAGE, UTILITY AND PUBLIC IMPROVEMENT EASEMENT (86.77') 44.72 (\$43°06'36"E (35.00') VEMENT EASEN Δ=04.26.0 =1060.00 L= CH=N45.34 CH D=82.1 9 S43'06'34"E 20.55' FEMA-25' SIGHT TRIANGLE - (91.55') 25 25' SIGHT TRIANGLE 13.13 N46'53'24"E N46'53'24"E 28 265.86 N46'53'24"E TRACT A 1.63 Ac. 683.29 02" 4'40 767.12 543'45'43'W S43'45'43"W 25' SIGHT TRIANGLE SAN. SEWER EASEMENT RECEPTION NO. 205200722 1.03' McLAUGHLIN ROAD 37 3 (ROW VARIES) AS REPLATTED **TX Schedule Numbers:** Lot 2- 5312106008, Lot 3- 4312106009, Lot 4- 5312106010, and Lot 5-5312106011. For More Information Contact: Steve Lewis • 719.632.4747 • steve@lewisbroker.net 3107 Unit D Broadmoor Valley Road • Colorado Springs, CO 80906 • Tel: 719.632.4747 • Fax: 719.632.4848 • Cel: 719.332.1202



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