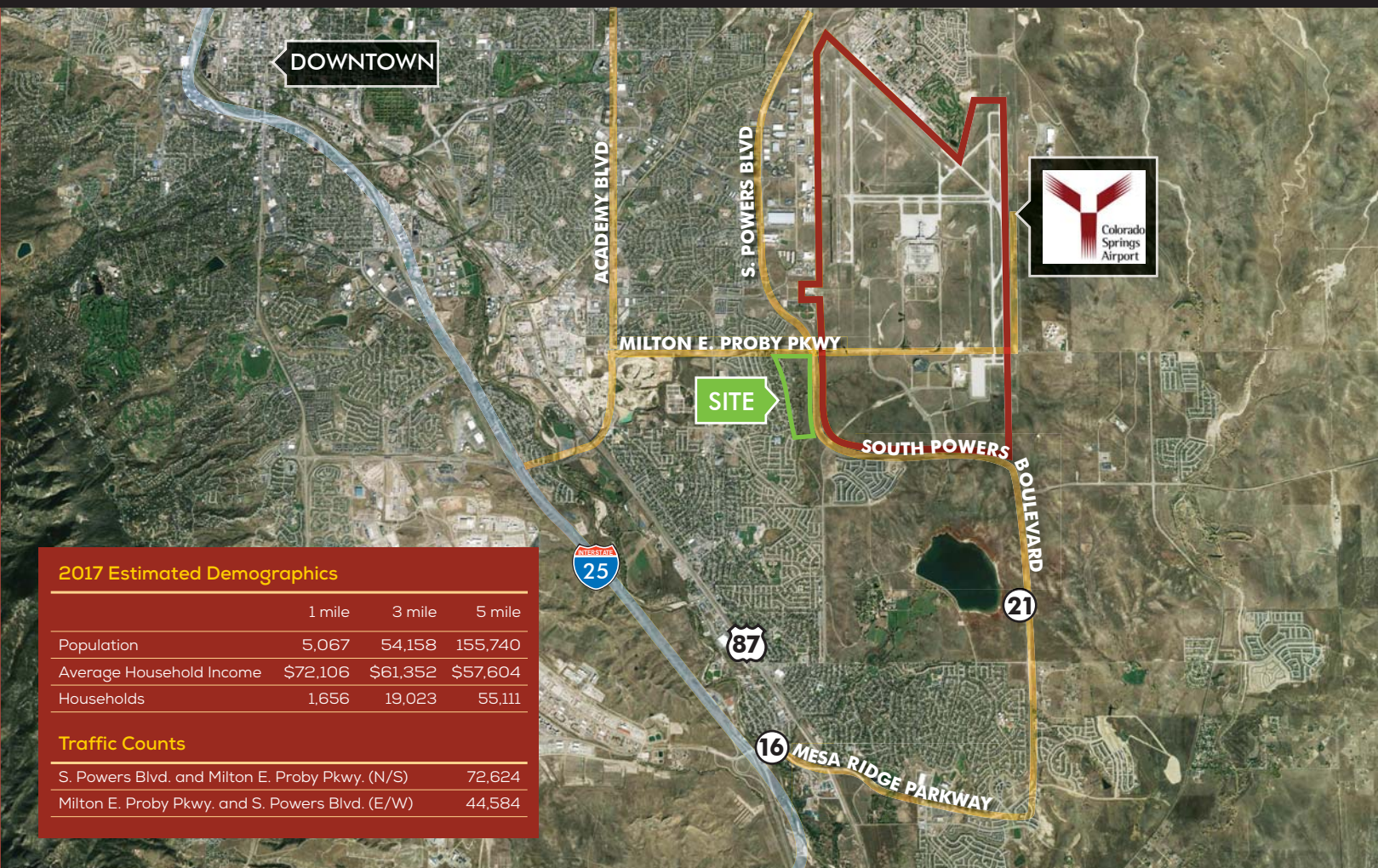


AIRPORT SPECTRUM

SWC Milton E Proby Pkwy & Powers Blvd

UP TO 60.21 ACRES AVAILABLE

- Strategic location at the entrance to Colorado Springs Airport
- Only private, fee-simple land available at the lighted intersection
- Annexation to City of Colorado Springs in progress
- Commercial Aero Zone incentives available



2017 Estimated Demographics

	1 mile	3 mile	5 mile
Population	5,067	54,158	155,740
Average Household Income	\$72,106	\$61,352	\$57,604
Households	1,656	19,023	55,111

Traffic Counts

S. Powers Blvd. and Milton E. Proby Pkwy. (N/S)	72,624
Milton E. Proby Pkwy. and S. Powers Blvd. (E/W)	44,584

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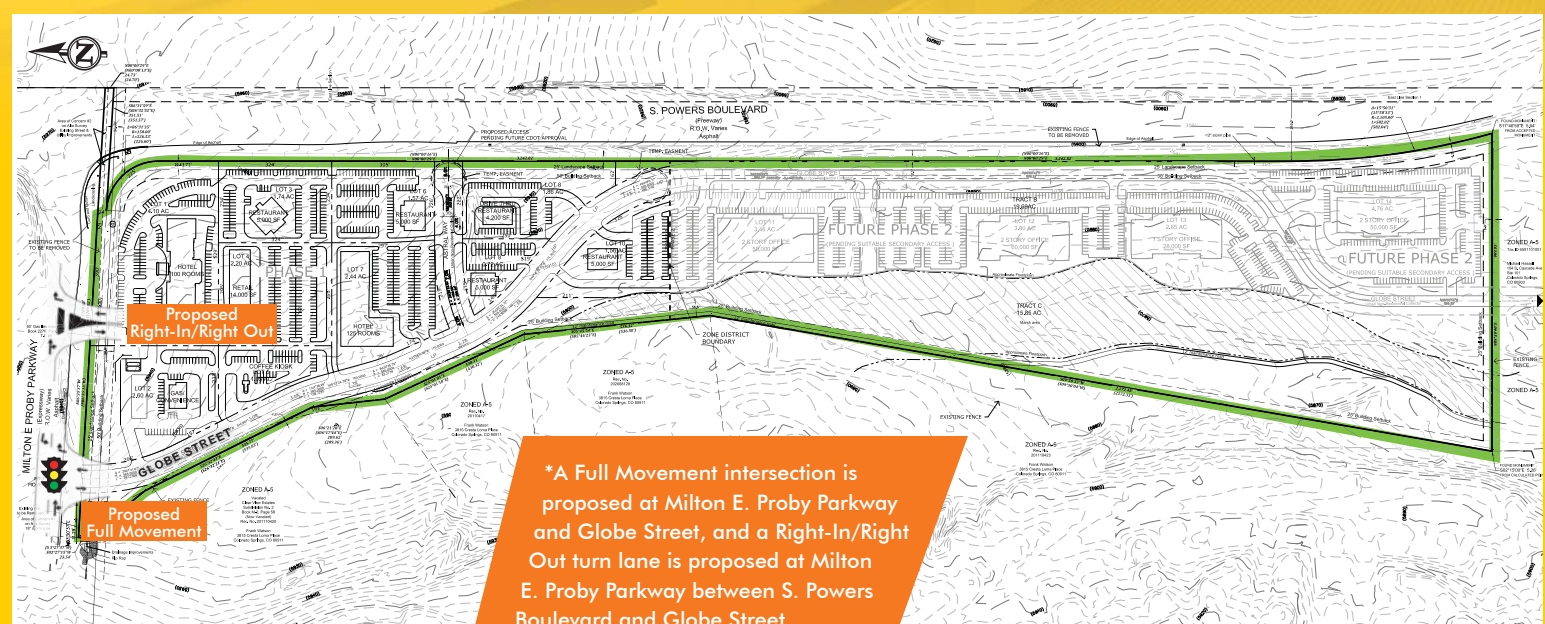


Approximately 19,000 people work on the property of Colorado Springs Airport. The airport is owned and managed by the City of Colorado Springs, with only 100 of those jobs being city government jobs.

COLORADO SPRINGS AIRPORT

- Three-level, 275,000 square-foot, 12 gate terminal facility opened in 1994
- Passenger traffic up 10.6% in 2016
- Six major airlines with non-stop to 17 destinations
- Situated on 7,135 acres at an elevation of approximately 6,200 feet
- Two parallel runways, one crosswind runway and extensive taxiway system
- Joint use civilian and military airport, Peterson AFB is located on the north side of the airport

UP TO 60.21 ACRES AVAILABLE



*A Full Movement intersection is proposed at Milton E. Proby Parkway and Globe Street, and a Right-In/Right Out turn lane is proposed at Milton E. Proby Parkway between S. Powers Boulevard and Globe Street.

	SIZE	PRICE	PSF
PHASE 1	25.99 ACRES	\$2,000,000	\$1.77
PHASE 1 & PHASE 2	60.21 ACRES	\$3,000,000	\$1.14
WATER/SEWER	Security Water & Sanitation		
ELECTRIC/GAS	Colorado Springs Utilities		
ZONED	(CC) Community Commercial - Conditions of Record		