

PAD SITES FOR SALE

NEC Woodmen & Black Forest

VOLLMER ROAD, COLORADO SPRINGS, CO 80908

RETAIL



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EXCELLENT DEVELOPMENT OPPORTUNITY!

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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

2018 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

Price	\$14.00 - \$17.00/PSF
Space Available	3.78 Acres
Zoning	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



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Planned Area Households



1	Mountain Valley Preserve	147 estimated units
2	Banning Lewis Ranch	7,125 more units to be built
3	Indigo Ranch	234 more units to be built
4	Dublin Terrace	286 estimated units
5	Shiloh Mesa	249 estimated units
6	Woodmen Heights	129 more units to be built
7	Cumbra Vista	462 more units to be built
8	The Trails at Meadows	314 more units to be built
9	Dublin North	249 more units to be built
10	Sterling Ranch	5,168 estimated units
11	Wolf Ranch	1,857 more units to be built
12	Cordera	1,526 more units to be built

