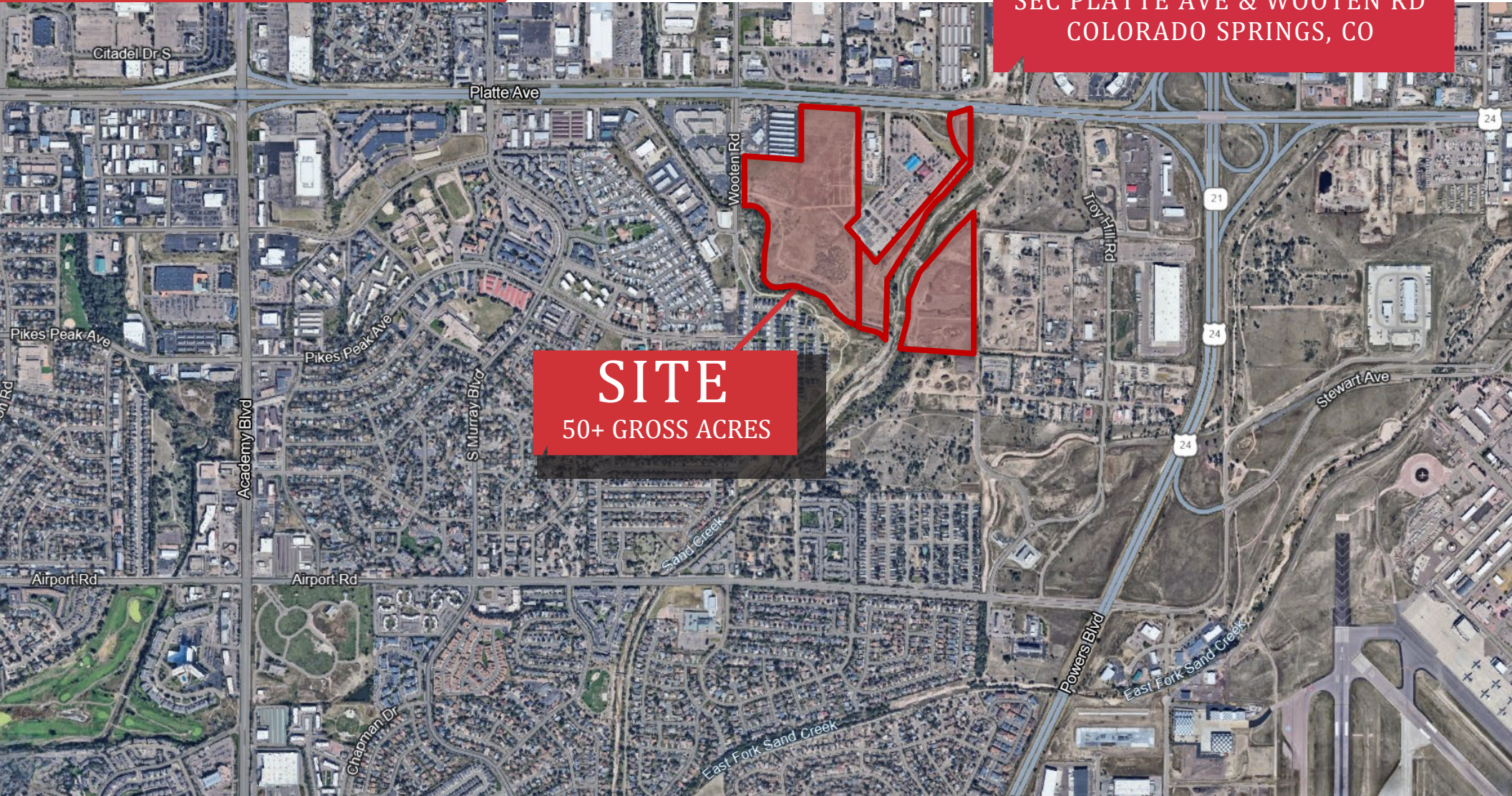


LAND DEVELOPMENT/USER OPPORTUNITY

FOR SALE

50 + ACRES

SEC PLATTE AVE & WOOTEN RD
COLORADO SPRINGS, CO



SITE
50+ GROSS ACRES



Craig Anderson

Principal | Senior Broker

+1 (719) 963 6203

Anderson@highlandcommercial.com

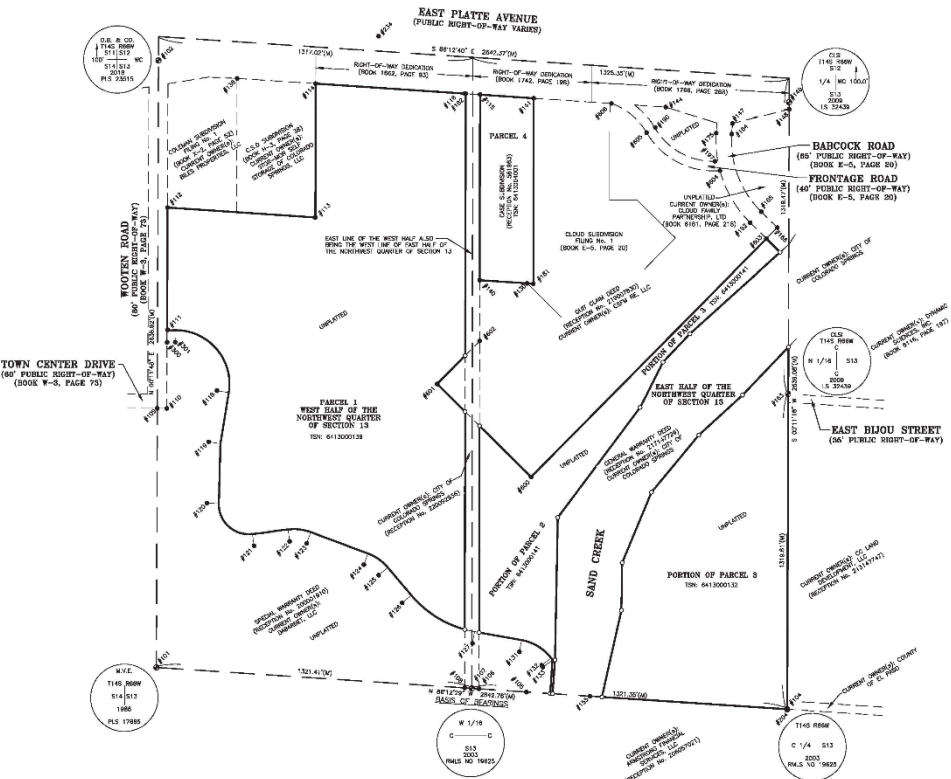
2 North Cascade Avenue, Suite 300
Colorado Springs, CO 80903

719.577.0044

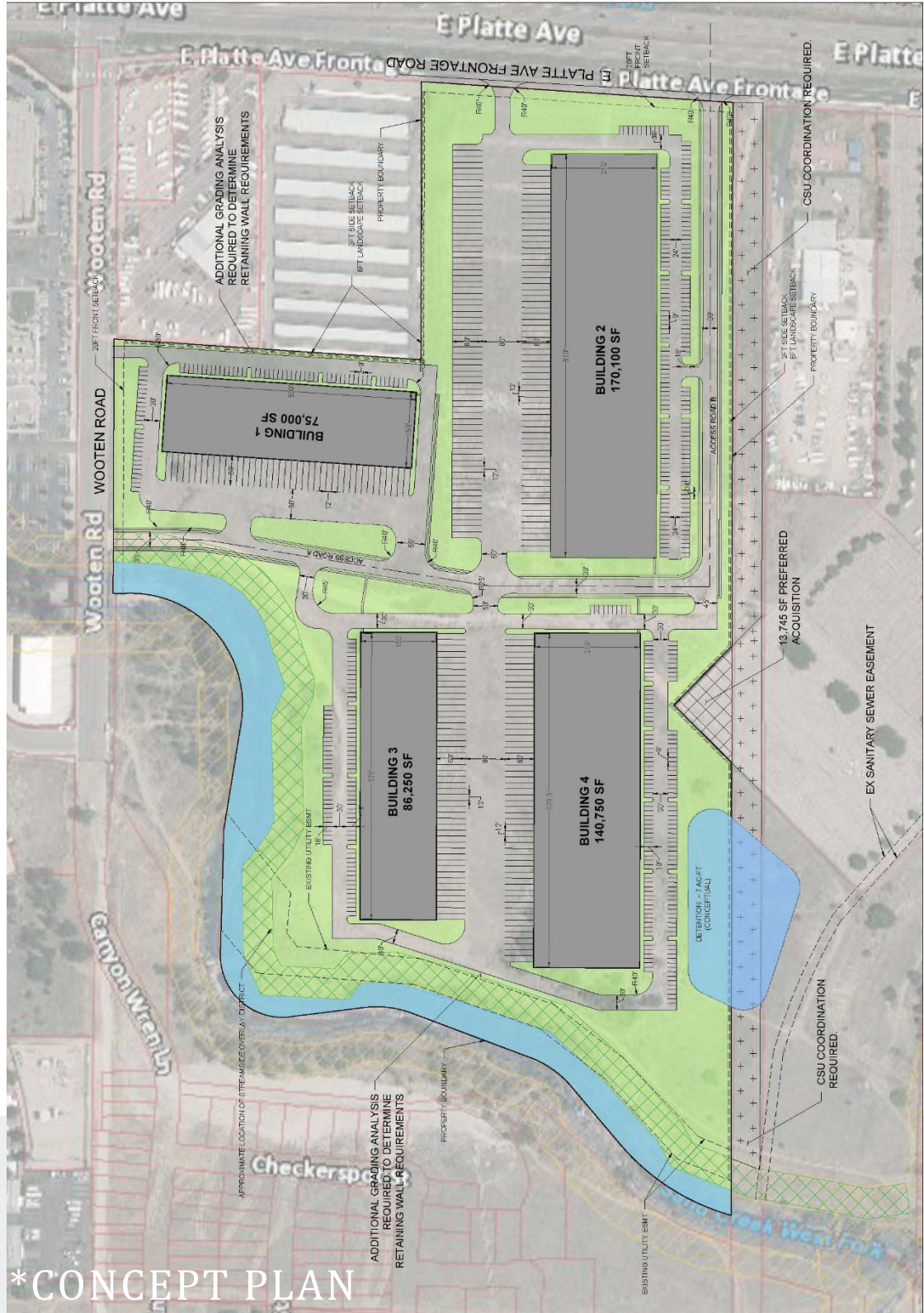
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05/14/2024

LAND DEVELOPMENT/USER OPPORTUNITY



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*CONCEPT PLAN

EXECUTIVE SUMMARY

THE PROPERTY:

The subject property consists of 50 acres of industrial zoned land fronting Platte Avenue (Highway 24) just west of Powers Boulevard and just north of the Colorado Springs Airport. The property is in the City of Colorado Springs with utilities served by CSU. Water, sanitary sewer, gas, and electric services surround the property.

Access is via Wooten Road on the west and from the Platte Avenue frontage Road on the north. The western 17 acres is separated from the main parcel by Sand Creek and is accessed by Bijou Street from Troy Hill Road.

Sand Creek adjoins the property. It has been rip-rapped by the City with the Flood Plain completely contained within the channel. A tributary to Sand Creek borders the south side of the property. Ownership dedicated five acres to the City and they are now obligated to improve that channel. Work starting in 2024.

The property's location allows for easy access to most parts of the City via Powers Boulevard, Platte Avenue, and the Highway 24 Bypass. Peterson Air Force Base, home of U.S. Space Command is just east of the subject property. The Colorado Springs airport and Peak Innovation Park are just to the south. Major industrial/distribution facilities in the immediate area include Fed Ex Freight, Fed Ex Ground, DPIX. Swire Coca-Cola, Ace Hardware, and Taylor Farms among many others. Nearby defense contractors include Trine Aerospace, Raytheon, Serco, Collins Aerospace, Northrup Grumman, Lockheed Martin, Boeing, and L3Harris. Amazon opened a 4 million square foot distribution center in the Peak Innovation Park in 2021. The facility is the largest warehouse in a seven-state area.

AREA DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
2023 Est. Population	12,534	106,472	244,380
2028 Projected Population	13,036	107,946	251,676
2023 Est. Households	5,052	41,788	97,253
2023 Est. Avg. HH Income	\$66,071	\$73,907	\$83,182
2023 Average Home Value	\$266,610	\$365,299	\$386,419
Daytime Employment	4,701	41,008	110,669

Source: Site To Business

PROPERTY HIGHLIGHTS

- Highly visible site fronting Platte Avenue just west of Powers Blvd
- Part of the Airport Development Corridor
- No metropolitan district.
- All public utilities are available at, or adjacent to site.

LAND AREA

50± Gross Acres

ASKING PRICE

**\$11,225,000.00
(\$5.15 Per Square Feet)**

ZONING

PIP-2 | M1

CURRENT MILL LEVY

54.789

COUNTY

El Paso

PARCEL NOs.

**64130-00-139
64130-00-132
64130-00-141**



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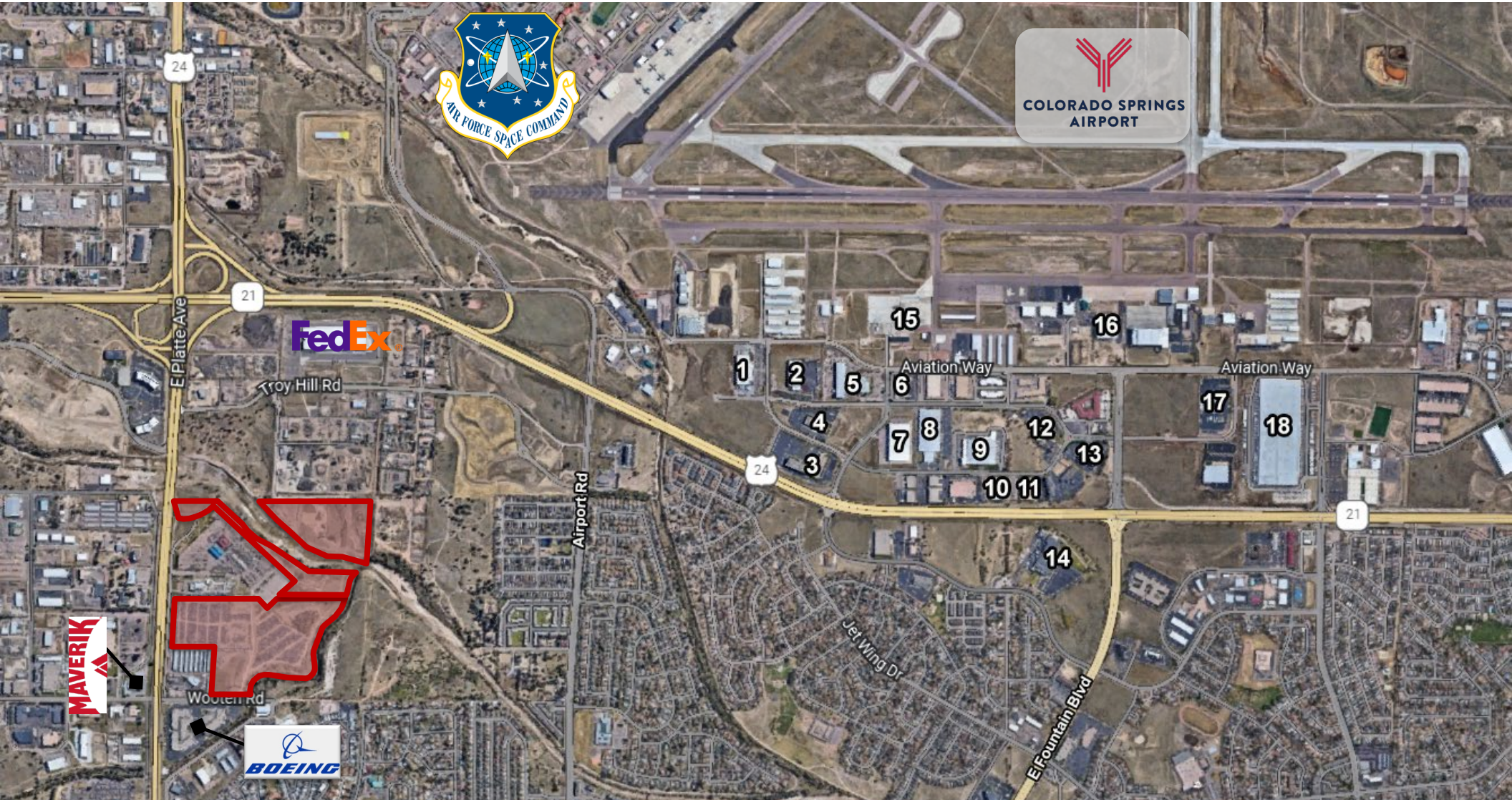
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05/13/2024



1	Taylor Farms	7	American Tire Distributors	13	SAIC
2	Swire Coca-Cola	8	UTC Aerospace Systems	14	dpiX
3	KBRwyle	9	Rocky Mountain Coors	15	FedEx
4	SERCO	10	Alliance Relocation Services	16	Sierra Nevada Corporation
5	Springs Fabrication	11	Michelin Tires	17	Penske Truck Rental
6	Pike Peak Community College	12	Army Space Command	18	Ace Hardware Distribution Center

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