

For Sale, Ground Lease or Build-To-Suit



Willowwind Commercial

NWC Barnes Rd & Marksheffel Rd
Colorado Springs, CO 80908

Property Information

- Banning Lewis Ranch is 18,000-acres and the plan envisions 70,000 dwelling units, 20M SF of retail, office, industrial, civic, and other non-residential uses linked together with open spaces, parks, and trailsExcellent Visibility and Access from Marksheffel & Barnes Roads
- Fast Growing Area
- Excellent Traffic Counts
- Main Arterial to the Northgate of Peterson Space Force Base from East Stetson Hills, Springs Ranch and Banning Lewis Ranch Developments

Property Highlights

- AVAILABLE: LOT 3: 0.914 AC | LOT 4: 0.819 AC
- ZONING: UNKNOWN
- CITY/COUNTY: Colorado Springs/El Paso

Offering Summary

LOT 3	CONTACT BROKER FOR ALL PRICING
LOT 4	CONTACT BROKER FOR ALL PRICING



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Demographics



**Total
Population**



**Total
Households**



**Avg. Hhld
Income**



**Avg. Home
Value**

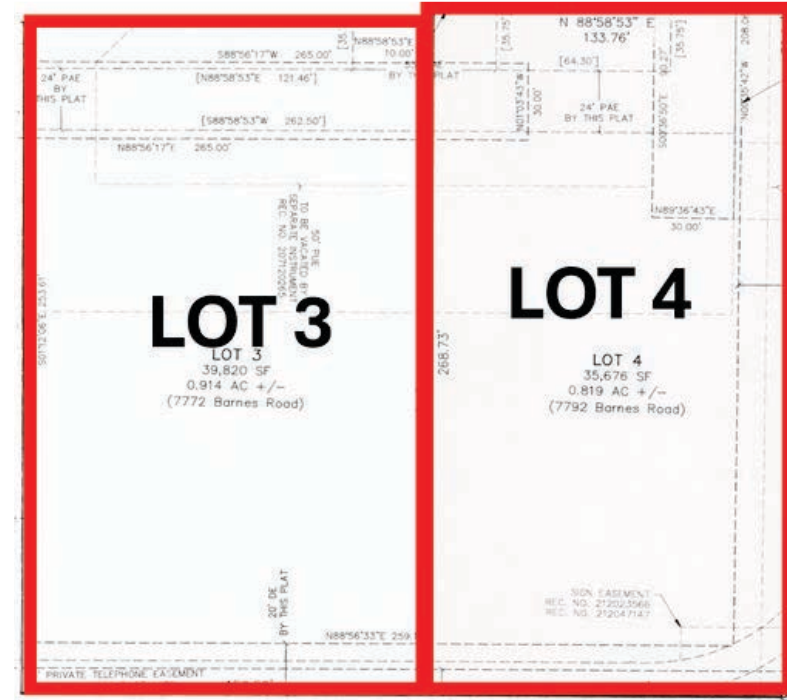


**Total
Businesses**



**Total
Employees**

	Total Population	Total Households	Avg. Hhld Income	Avg. Home Value	Total Businesses	Total Employees
1 Mile	7,502	2,542	\$134,176	\$380,043	60	515
3 Miles	57,101	19,481	\$123,683	\$358,192	1,198	7,481
5 Miles	160,474	56,208	\$116,981	\$348,505	3,993	32,994



When corridor improvements are complete, Marksheffel Rd will have two lanes in each direction with a center median, improved drainage, new sidewalk on the west side, and a shared-use path on the east side of Marksheffel Rd.



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