

# 5 Acre Industrial Lot for Sale

1185 N Curtis Rd, Colorado Springs, CO 80930



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## PROPERTY INFORMATION

<b>Lot Size:</b>	5.0 Acres 218,000 SF
<b>Zoning:</b>	RR5 w/ Variance of Use + SDP for RV Storage and Outdoor Storage
<b>Existing Bldg:</b>	2,422 SqFt Mobile Home with YOC of 1991
<b>Taxes:</b>	\$1,619 (2024)
<b>County:</b>	El Paso

## PROPERTY HIGHLIGHTS

- Electricity, Well, and Septic on-site.
- Approximately 10 minutes east of downtown Colorado Springs.
- Located in ZIP code 80930, known for large parcels and proximity to Peterson AFB and Schriever AFB.
- Located directly adjacent to Dragonman Drive, well-known private museum filled with military memorabilia and local lore. Property benefits from being near a quirky, well-recognized local attraction.
- Property is perfect for RV/IOS storage for visitors to Dragonman, Motocross campers, and recreational owners.

**For Sale: \$975,000**

Fuller Real Estate  
(303) 534-4822  
www.FullerRE.com

**Brokerage Disclosure  
to Buyer**

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**ProForma Estimate for RV Storage:**

RV's per Acre	50
Number of Acres	5
Total Number of RV's Stored	250
Typical Occupancy	96%
Average Revenue/Space/Month	\$ 68.75
Monthly Revenue	\$ 16,500
Typical Monthly Expenses 32.50%	\$ 5,363
<b>Net Monthly Income</b>	<b>\$ 11,137</b>
<b>Net Annual Income</b>	<b>\$ 133,644</b>

**DEMOGRAPHICS**

	1 Mile	3 Miles	5 Miles
Population	207	1,301	4,633
Households	78	475	1,679
Median HH Income	\$86,766	\$92,340	\$92,053
Median Age	45.80	42.50	41.80
Traffic	2,788 vpd - N. Curtis Rd @ Hwy 94		

Source: CoStar

