

5 Acre Industrial Lot for Sale

1185 N Curtis Rd, Colorado Springs, CO 80930



www.FullerRE.com



Property is currently a dirt lot with existing mobile home. Pictured is a rendering provided by the owner.

NORTH CRUTIS ROAD

PROPERTY INFORMATION

PROPERTY HIGHLIGHTS

Lot Size: 5.0 Acres
218,000 SF

Zoning: RR5 w/ Variance of Use + SDP
for RV Storage and
Outdoor Storage

Existing Bldg: 2,422 SqFt Mobile Home with
YOC of 1991

Taxes: \$1,619 (2024)

County: El Paso

- 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
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**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
Net Monthly Income	\$ 11,137
Net Annual Income	\$ 133,644

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

