

SALE BROCHURE

NEC WOODMAN RD & MARKSHEFFEL RD

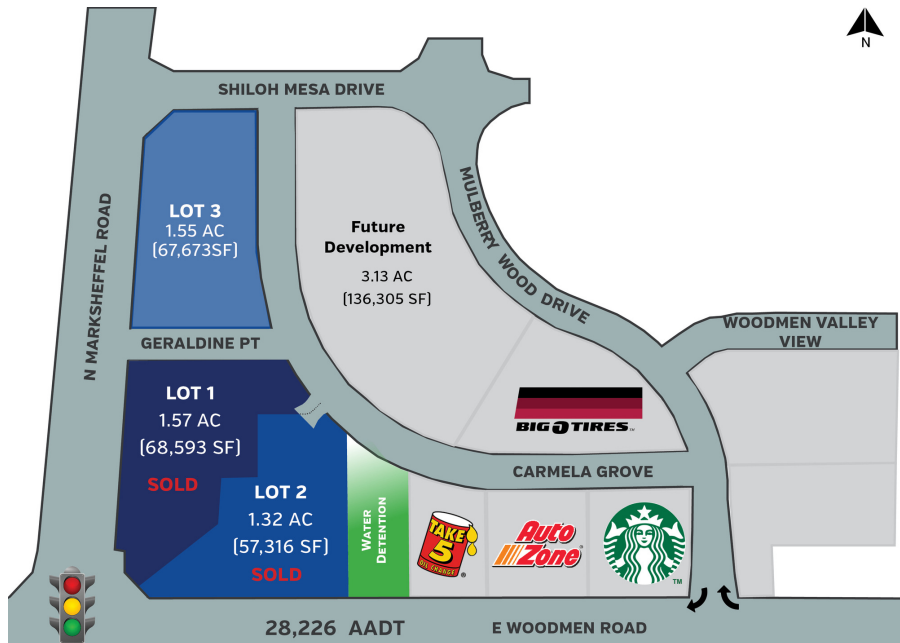
SHILOH MESA RETAIL LOT
Colorado Springs, CO 80923

PRESENTED BY:

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OFFERING SUMMARY

OFFERING:	For Sale Ground-Lease Build-to-Suit
NO OF LOTS:	1
TOTAL SIZE:	67,673 SF
LOT SIZE:	1.55 Acres
ZONING:	PUD AO
USES	Retail or Medical
MARKET:	Colorado Springs
SUBMARKET:	Northeast/Woodmen
TRAFFIC COUNTS:	40,000+ AADT at Intersection

LOCATION OVERVIEW

The subject property sits at the NEC of Woodman Rd & Marksheffel Rd in the heart of the fastest-growing area of Colorado Springs. The site is surrounded by several new housing developments with a large planned apartment community across the street to the south. A future extension of Marksheffel Road will connect north to Research Blvd, funneling additional traffic directly in front of the subject property for vehicles heading north. This is one of the best hard corners in Colorado Springs with excellent frontage to Woodman Road and excellent access.

PROPERTY HIGHLIGHTS

- Prime Commercial Pad Site Available For Sale, Build to Suit, or Ground-Lease
- Excellent Visibility & Access from Woodmen Rd & Marksheffel Rd
- Surrounded by National Retailers and New Housing Developments
- High Daily Traffic Along Woodmen & Increasing with Future Road Extension

N Marksheffel Road Expansion
Now Connected to Vollmer Rd

NW



N MARKSHEFFEL ROAD

LOT 3

SHILOH MESA DRIVE

AADT 12,458

GERALDINE PT

MULBERRY WOOD DRIVE



CARMELA DRIVE



E WOODMEN ROAD 28,672 AADT



SHILOH MESA RETAIL LOT - 1 REMAINING NEC Woodman Rd & Marksheffel Rd Colorado Spri





PLANNED MARKSHEFFEL ROAD EXPANSION TO CONNECT WITH RESEARCH PARKWAY

The Trails
AT FOREST MEADOWS
314 more dwellings in progress

SUBJECT PROPERTY
Shiloh Mesa
Lot 3



4.5 Miles
To Falcon
→

E Woodmen Road 28,226 AADT

Solace at the Ranch
approx. 374 dwellings in progress



Marksheffel Road

12,458 AADT

Indigo Ranch
234 more dwellings in progress

BANNING LEWIS RANCH
7,125 more dwellings in progress





CORDERA
A LA PLATA COMMUNITY
1,526 more dwellings
in progress

WOLF RANCH
1,857 more dwellings
in progress

The Trails
AT FOREST MEADOWS
314 more dwellings
in progress

PLANNED MARKSHEFFEL
ROAD EXPANSION
TO CONNECT WITH
RESEARCH PARKWAY

STERLING RANCH
1,857 more dwellings
in progress

**Elkhorn
Meadows**
1,500 dwellings
in progress

Research Parkway

Marksheffel

Volmer Road
Road E Expansion

SUBJECT PROPERTIES
Shiloh Mesa
Lots 1, 2, 3

**CUMBRE
VISTA**
130 more dwellings
in progress

28,226 AADT E Woodmen Road

Dublin Terrace
approx. 286 dwellings

**Solace at
the Ranch**
approx. 374 dwellings
in progress

BANNING LEWIS RANCH
7,125 more dwellings
in progress

12,458 AADT
Marksheffel Road

Dublin Boulevard

Dublin North
249 more dwellings
in progress

Powers Boulevard

**Indigo
Ranch**
234 more dwellings
in progress

**MOUNTAIN
VALLEY PRESERVE**
approx. 147 dwellings

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,071	16,468	51,551
2020 AVERAGE	\$120,513	\$113,685	\$108,318
2020 MEDIAN	\$103,996	\$97,614	\$93,198

* Demographic data derived from 2020 ACS - US Census

POPULATION	1 MILE	3 MILES	5 MILES
2025 PROJECTION	7,052	53,034	160,338
2020 ESTIMATE	6,623	48,155	147,167
GROWTH 2020-2025	12.60%	10.13%	8.95%
MEDIAN AGE	32.50	32.30	33.50

