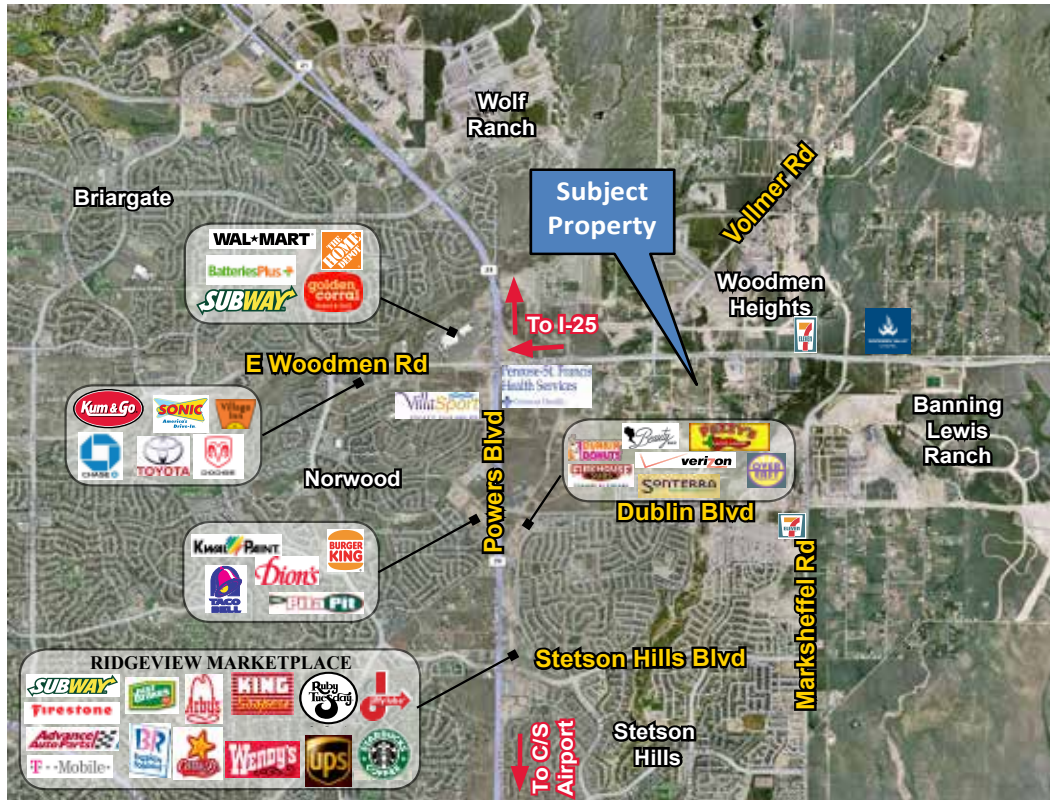


DEVELOPMENT OPPORTUNITY - INDUSTRIAL OR RESIDENTIAL

7310 Maine Lane, Colorado Springs, CO 80923



5.93 ACRES - LOCATED JUST SOUTH OF WOODMEN ROAD



PROPERTY INFORMATION

- Approximately 5.93 acres located just south of Woodmen Road and west of Marsheffel Boulevard. Located near the successful Indigo Ranch and Quail Brush Creek subdivisions.
- Excellent access to all areas of City.
- El Paso County, RR-5 and CAD-0 (commercial airport development) zoning.
- Ideal for landscaping, nursery and construction yard operations under current zoning, which allows outside yard use. Existing approximate 1,875 sf home is ideal for office use.
- The property is contiguous to City property and City services. Annexation for residential use is available and ideal for 1st time and 2nd time move-up housing.
- School District #49
- The property can be combined with contiguous City property located on Idaho Lane creating an approximate 9 acre site.

PURCHASE PRICE: \$725,000

JACK MASON
Senior Broker, Land
719.228.3631
jmason@quantumcommercial.com

1/7/19

The information contained herein was obtained from sources believed to be reliable, however, Quantum Commercial Group Inc makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, changes of price or conditions prior to sale or lease, or withdrawal without notice.

DEVELOPMENT OPPORTUNITY - INDUSTRIAL OR RESIDENTIAL

7310 Maine Lane, Colorado Springs, CO 80923

New Developments

1	Sterling Ranch	In entitlement process. Home construction to start in 4th qtr./2019.	+/- 5,150 SFR & MFR units planned
2	Sterling Ranch West	Starting entitlement process. Projected home construction in 1 st qtr./2019.	+/- 500 SFR & MFR units to be built.
3	Cumbre Vista	Home and apartment construction currently.	+/- 450 SFR & MFR units remain to be built
4	Forest Meadow East	Home construction currently.	300+ SFR units remain to be built
5	Dublin North	Home construction currently.	250+ SFR units remain to be built
6	Indigo Ranch	Home construction currently.	200+ SFR units remain to be built
7	Banning Lewis Ranch	Home construction currently.	+/- 7,000 SFR & MFR units remain to be built.
8	Mountain Valley Preserve	Home construction currently	140 SFR units total. 25 remain to be built.

