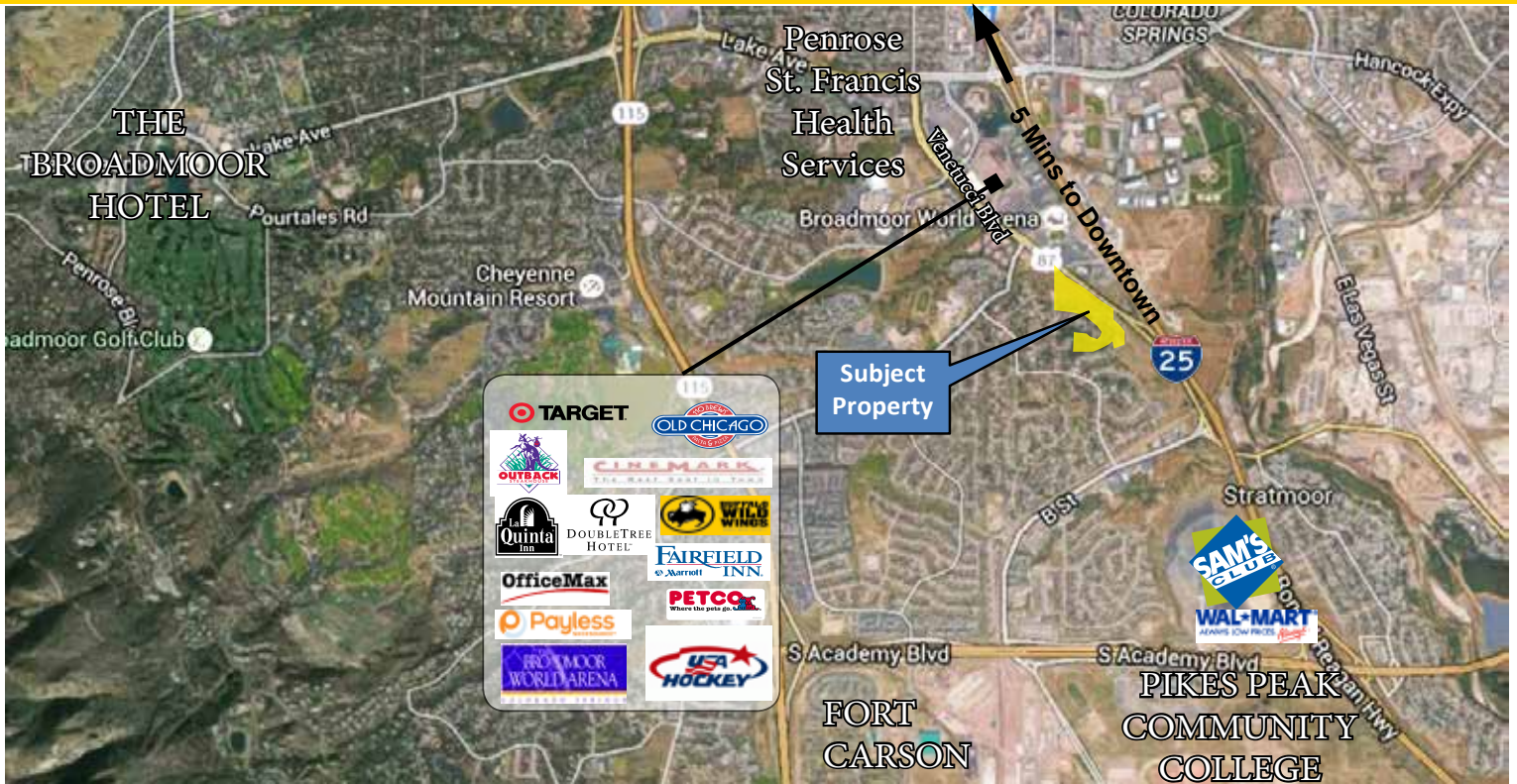


SENIOR SERVICES/MULTI-FAMILY SITE FOR SALE IN SOUTHWEST COLORADO SPRINGS

Highway 85-87 Venetucci Blvd., Colorado Springs, CO 80906



NEW TO MARKET - INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN



PROPERTY INFORMATION

- Approximately 16.05 acres of vacant land located West of Interstate 25 and just south of Circle Drive.
- Approved 240 unit multi-family site development plan that can be changed administratively at County.
- Excellent accessibility to Interstate 25, Broadmoor World Arena, Penrose St. Francis Health Services, Retail Services, and Pikes Peak Community College.
- Minutes from downtown, Fort Carson's main entrances and Pikes Peak Community College.
- Zoning: El Paso County RM-30 (Residential Multifamily). Ideal for senior services, high density for-sale and for-rent multifamily residential.
- Services provided by Stratmoor Hills Water & Sanitation Dist.
- Harrison School District #2.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Est. 2015 Population	6,439	93,425	207,749
Average Household Income:	\$67,898	\$58,713	\$58,281
TRAFFIC COUNTS			
Venetucci Blvd. & Cheyenne Meadows Rd.		33,189 vpd	

PRICE: \$3,600,000.00

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4/16/18

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MULTI-FAMILY DEVELOPMENT SITE FOR SALE IN SOUTHWEST COLORADO SPRINGS

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