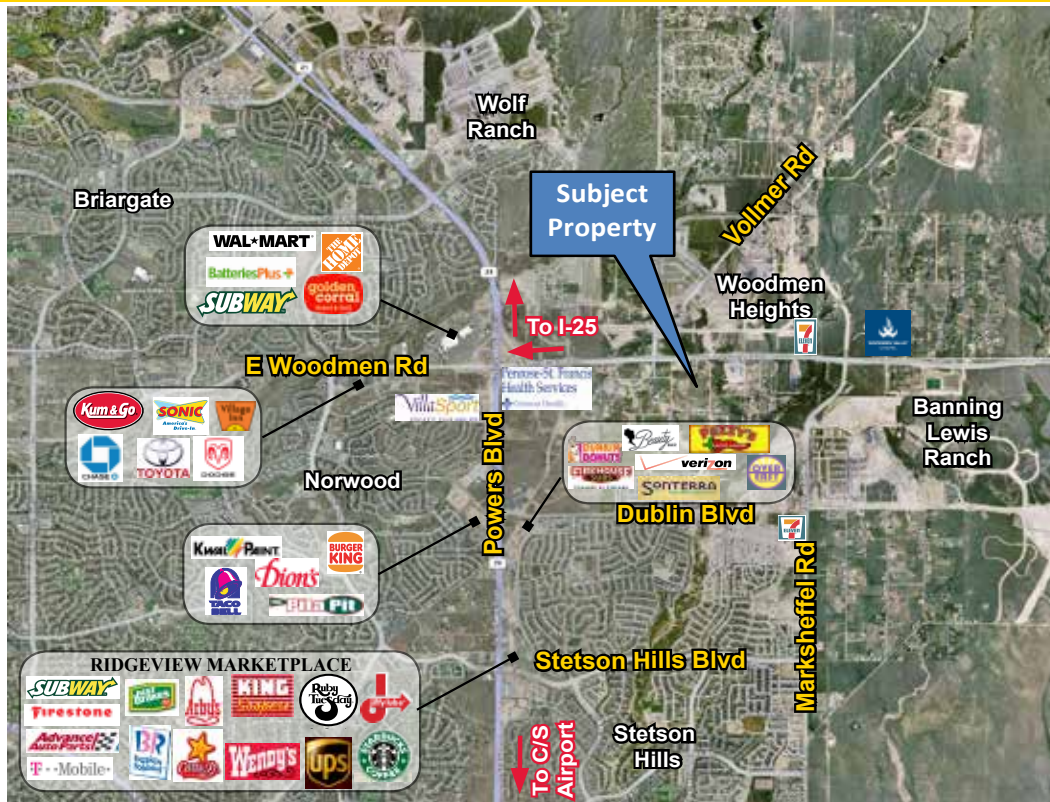


DEVELOPMENT OPPORTUNITY - RESIDENTIAL OR INDUSTRIAL

7380 Idaho Lane, Colorado Springs, CO 80923



2.88 ACRES - LOCATED JUST SOUTH OF WOODMEN ROAD



PROPERTY INFORMATION

- Approximately 2.88 acres located just south of Woodmen Road and east of Black Forest Road. Excellent visibility from Woodmen Road.
- Located near the successful Indigo Ranch and Quail Brush Creek subdivisions. Excellent access to all areas of City.
- City of Colorado Springs, Agriculture zoning. Ideal for landscaping, nursery and construction yard operations.
- City of Colorado Springs utilities.
-
- The property is near residential development and residential use may be available for 1st time and 2nd time move-up housing.
- School District #49
- The property can be combined with contiguous County property located on Maine Lane, to the east, creating an approximate 9 acre site.

PURCHASE PRICE: \$480,000

JACK MASON
Senior Broker, Land
719.228.3631
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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.

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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.

