

RESIDENTIAL LOT DEVELOPMENT OPPORTUNITY

Marksheffel Road & North Carefree Cir., Colorado Springs, CO 80922

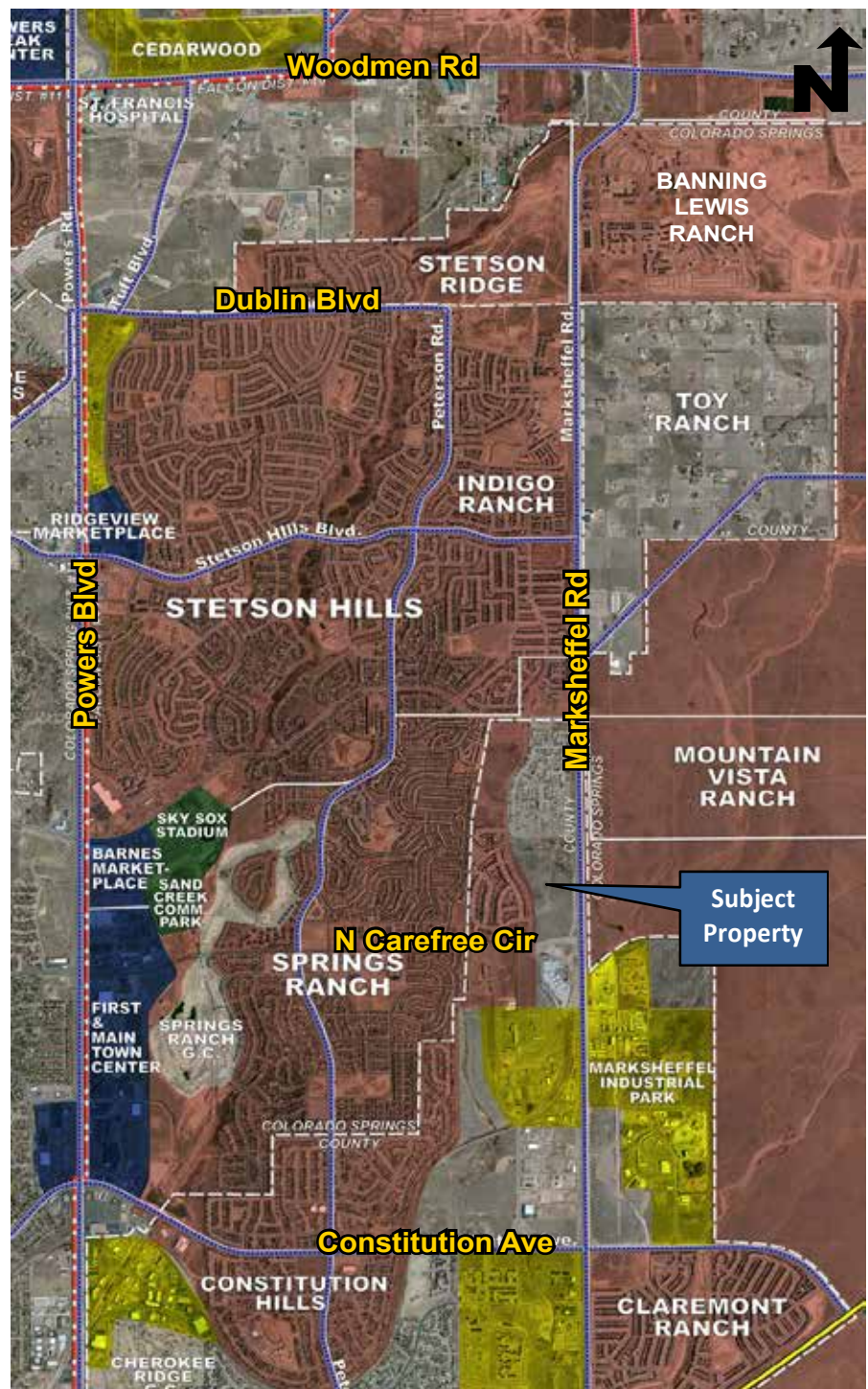


160 PRELIMINARY APPROVED SINGLE FAMILY LOTS • WINDERMERE

PROPERTY INFORMATION

- Located along the quickly expanding Marksheffel Road corridor just north of North Carefree Circle.
- El Paso County preliminary approved 160 single family residential lots (50' x 120' min. size).
- Partially completed engineering.
- All master studies for the entire site are complete (will need to be re-certified).
- Water and sewer services provided by Cherokee Metropolitan District
- Gas is provided by Colorado Springs Utilities
- Electric is provided by Mountain View Electric
- School District #49
- Great marketing window, high-visibility subdivision.
- Easy access to services on Powers Boulevard.
- Metropolitan District is in process of being formed.
- Final Plat could be approved before end of year.

PURCHASE PRICE:
\$4,560,000.00
(\$28,500 per Approved Lot)
Close on Final Plat Approval



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160
LOTS
TOTAL

