

# RESIDENTIAL LOT DEVELOPMENT OPPORTUNITY

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



## 163 PRELIMINARY APPROVED SINGLE FAMILY LOTS • WINDERMERE

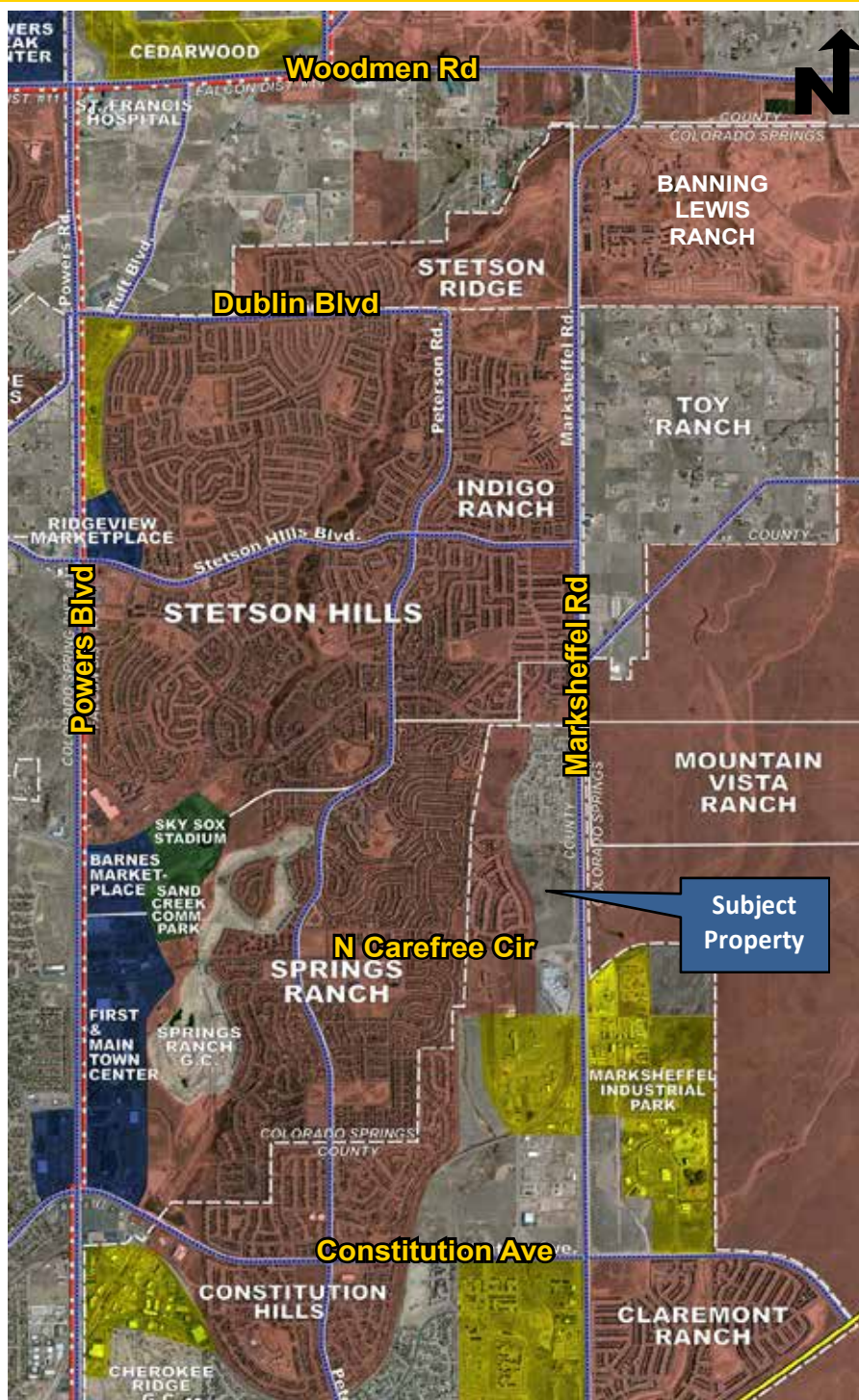
### PROPERTY INFORMATION

- Located along the quickly expanding Marsheffel Road corridor just north of North Carefree Circle.
- El Paso County preliminary approved 163 single family residential lots (50' x 120' min. size).
- Partially completed engineering.
- All master studies for the entire site are complete.
- 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.
- Approved Metropolitan District.

**PURCHASE PRICE:**

**\$4,075,000.00**

**Close on Final Plat Approval**



**JACK MASON**

Senior Broker, Land

719.228.3631

[jmason@quantumcommercial.com](mailto:jmason@quantumcommercial.com)

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163  
LOTS  
TOTAL

