

SALE BROCHURE

NEC WOODMAN RD & MARKSHEFFEL RD

SHILOH MESA RETAIL LOT

Colorado Springs, CO 80923

PRESENTED BY:

KEVIN MATTHEWS

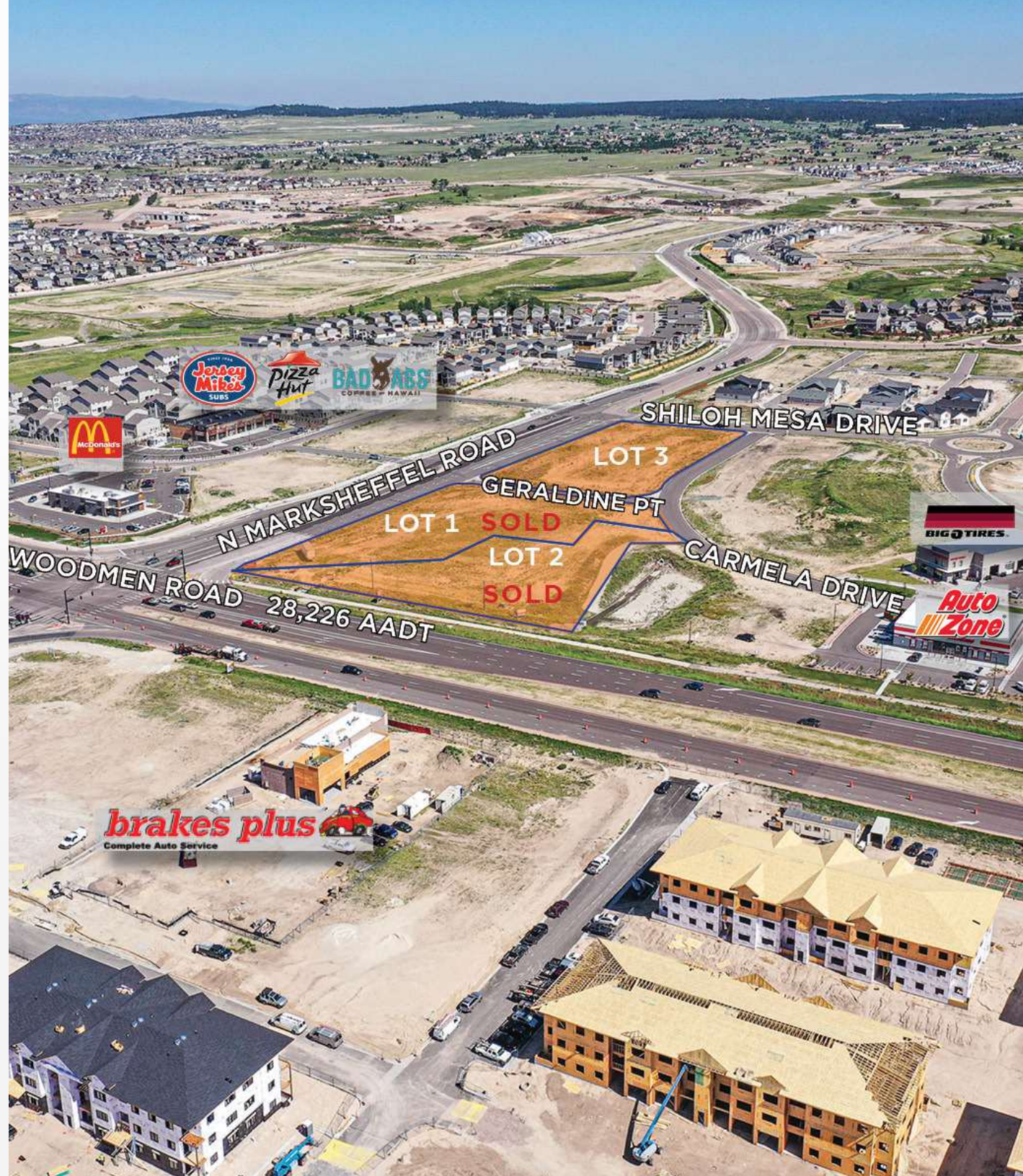
O: 303.974.5893

kevin.matthews@svn.com

TROY MEYER

O: 303.974.5737

troy.meyer@svn.com

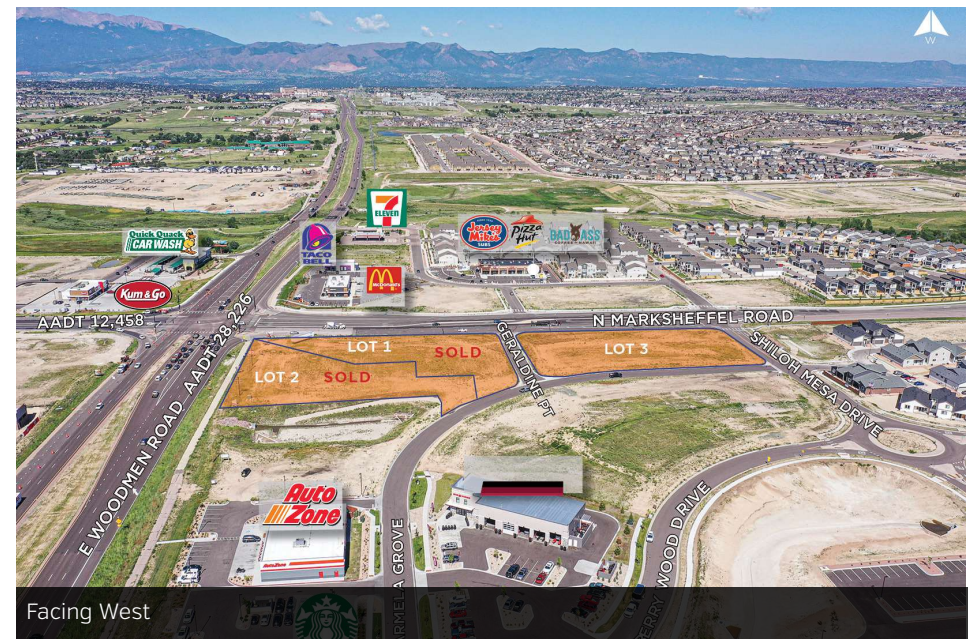
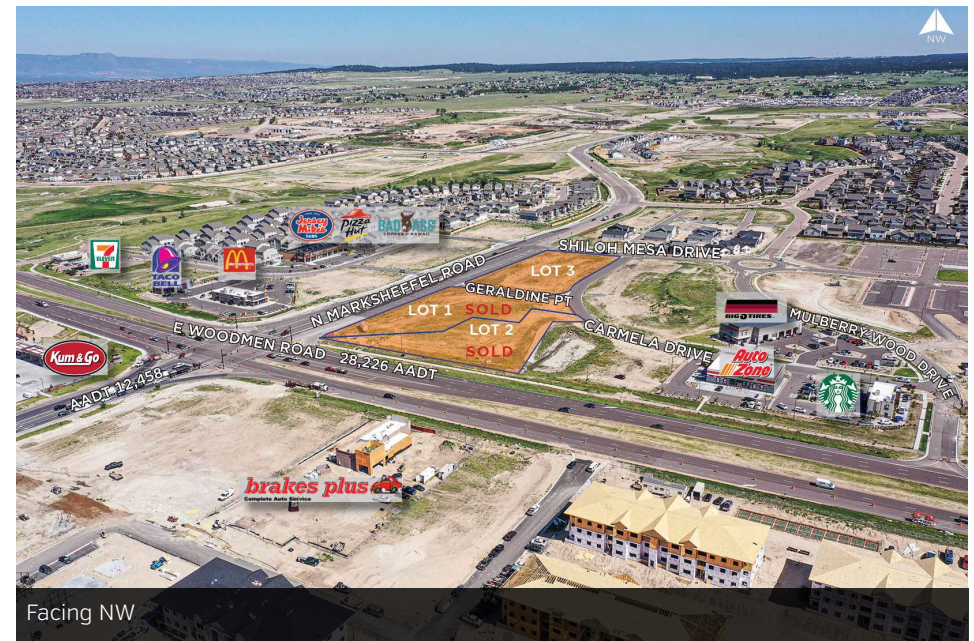
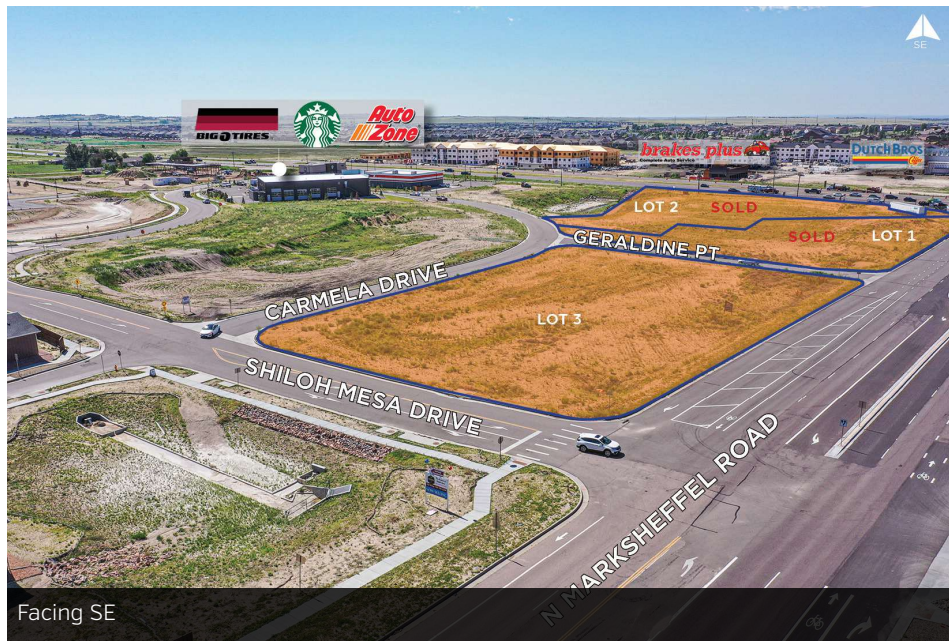




OFFERING SUMMARY

OFFERING:	For Sale Ground-Lease Build-to-Suit
NO OF LOTS:	1
TOTAL SIZE:	4.44 Acres
LOT SIZE:	1.55 Acres
ZONING:	PUD AO
USES	Retail or Medical
MARKET:	Colorado Springs
SUBMARKET:	Northeast/Woodmen
TRAFFIC COUNTS:	40,000+ AADT at Intersection

PROPERTY HIGHLIGHTS





PLANNED MARKSHEFFEL
ROAD EXPANSION TO
CONNECT WITH RESEARCH
PARKWAY

 **The Trails**
AT FOREST MEADOWS
314 more dwellings
in progress

SUBJECT PROPERTIES
Shiloh Mesa
Lots 1, 2, 3

4.5 Miles
To Falcon
→

E Woodmen Road 28,226 AADT

 **Solace at
the Ranch**
approx. 374 dwellings
in progress









 **Indigo
Ranch**
234 more dwellings
in progress


BANNING LEWIS RANCH
7,125 more dwellings
in progress

12,458 AADT
Marksheffel Road



CORDERA
A LA PLATA COMMUNITY
1,526 more dwellings
in progress

WOLF RANCH
1,857 more dwellings
in progress

The Trails
AT FOREST MEADOWS
314 more dwellings
in progress

PLANNED MARKSHEFFEL
ROAD EXPANSION
TO CONNECT WITH
RESEARCH PARKWAY

STERLING RANCH
1,857 more dwellings
in progress

**Elkhorn
Meadows**
1,500 dwellings
in progress

**CUMBRE
VISTA**
130 more dwellings
in progress

SUBJECT PROPERTIES
Shiloh Mesa
Lots 1, 2, 3

Dublin Terrace
approx. 286 dwellings

**Solace at
the Ranch**
approx. 374 dwellings
in progress

Dublin North
249 more dwellings
in progress

Powers Boulevard

**Indigo
Ranch**
234 more dwellings
in progress

Marksheffel Road 12,458 AADT

Dublin Boulevard

28,226 AADT E Woodmen Road

BANNING LEWIS RANCH
7,125 more dwellings
in progress

**MOUNTAIN
VALLEY PRESERVE**
approx. 147 dwellings

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,071	16,468	51,551
2020 AVERAGE	\$120,513	\$113,685	\$108,318
2020 MEDIAN	\$103,996	\$97,614	\$93,198

* Demographic data derived from 2020 ACS - US Census

POPULATION	1 MILE	3 MILES	5 MILES
2025 PROJECTION	7,052	53,034	160,338
2020 ESTIMATE	6,623	48,155	147,167
GROWTH 2020-2025	12.60%	10.13%	8.95%
MEDIAN AGE	32.50	32.30	33.50

