

**31.92 ACRES FOR SALE**

1 Mile Radius

**MERIDIAN RANCH  
2,507 HOMES**

**WATERBURY  
1,200 HOMES  
PLANNED**

STAPLETON RD

STAPLETON RD

**WOODMEN HILLS  
2,318 HOMES**

24

DUTCH BROS  
DOMINO'S  
PIZZA HUT  
SLIM CHICKENS  
CULVER'S  
WENDY'S  
KFC  
MCDONALD'S  
SONIC  
JIFFY LUBE  
O'REILLY AUTO PARTS  
DOLLAR GENERAL  
CARLS JR.  
TUNE UP  
JJ  
AUTO ZONE

34,000 VPD

WOODMEN RD

24

**HWY 24 & STAPLETON RD**



INTRODUCING AN EXCEPTIONAL OPPORTUNITY TO ACQUIRE PREMIUM COMMERCIAL LAND IN A HIGHLY SOUGHT-AFTER LOCATION.

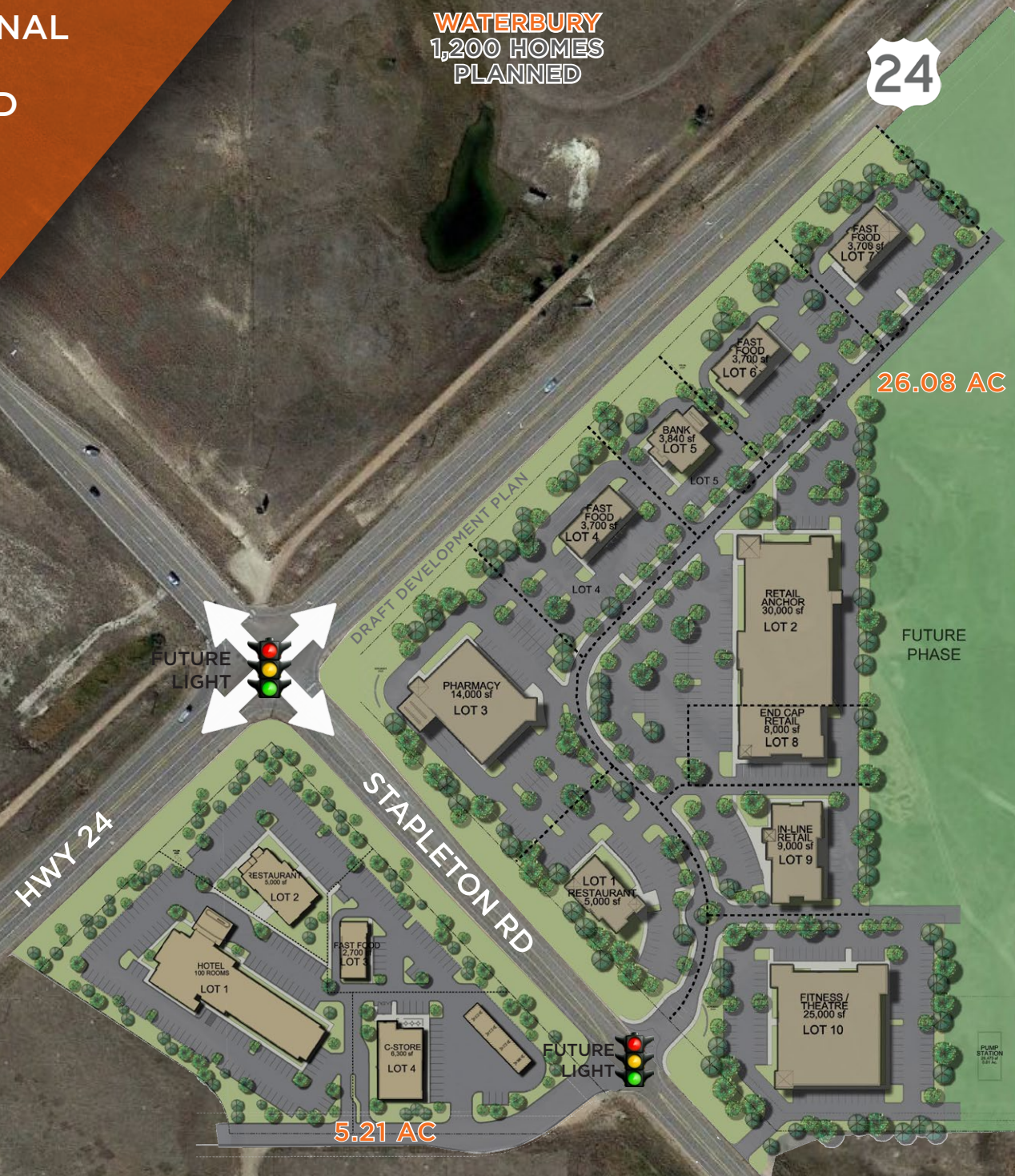
SITUATED AT HWY 24 & STAPLETON RD, THIS PROPERTY OFFERS AN IDEAL SETTING FOR A WIDE RANGE OF BUSINESSES.

PROPERTY CURRENTLY HAS IN PLACE RENTAL INCOME

WATERBURY  
1,200 HOMES  
PLANNED



26.08 AC



5.21 AC



**Strategic Location:** This commercial land is strategically positioned in an area with high visibility and easy accessibility. It is surrounded by a rapidly growing residential area, ensuring a steady flow of potential customers and excellent exposure for your business.

**Ample Space:** Spanning across 31.92 Acres, this land provides ample space to construct a sizable commercial building with various floor plans. Whether you envision a retail store, a restaurant, or a service-oriented establishment, the possibilities are endless.

**Prominent Frontage:** Boasting a significant frontage along Highway 24, this property offers tremendous visibility and advertising potential. Your business will benefit from the constant stream of passing traffic, making it an ideal location to capture customer attention.

**Growing Market:** The surrounding area is experiencing rapid growth, with a thriving residential community and an influx of businesses. Take advantage of the expanding customer base and establish a strong presence in this flourishing market.

**Infrastructure and Utilities:** The land is already equipped with essential infrastructure connections, including water, electricity, and sewage systems. This convenience ensures a smooth development process for your venture.

**SALE PRICE: \$8.00/SF**

# AREA DEMOGRAPHICS



**STRONG NEIGHBORHOOD DEMAND  
FOR RETAIL SERVICES NEARBY**



	2023 POPULATION	MEDIAN HOUSEHOLD INCOME	2023 HOUSEHOLDS
1 MILE	259	\$111,607	84
3 MILES	18,105	\$113,627	5,896
5 MILES	28,221	\$111,362	9,434

**RAPIDLY  
GROWING  
AREA**

**250%** GROWTH IN THE  
LAST 10 YEARS



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WAKEFIELD**

**Colorado Springs  
Commercial**

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