

EARLY SUN DRIVE

— • COLORADO SPRINGS, CO 80910 • —

2.77 ACRE LAND DEVELOPMENT SITE FOR SALE

LIST PRICE: **\$1,450,000**

DISCLAIMER

The Property is being offered on an 'as-is, where-is' basis. The prospective purchaser will be selected by the Owner in consultation with C&W on the basis of (i) price (ii) track record of successful closing (iii) financial strength and (iv) level of discretion to invest funds.

Written notification will be sent regarding the bid date. Initial bids must be submitted, in writing, to the attention of Patrick Kerscher and Jeff Dimmen. The Owner reserves the right to accept an offer prior to this date or to remove the offering from the market at any time.



PROPERTY OVERVIEW



Town/County
Colorado Springs/El Paso County



Parcel Size
2.77 Acres

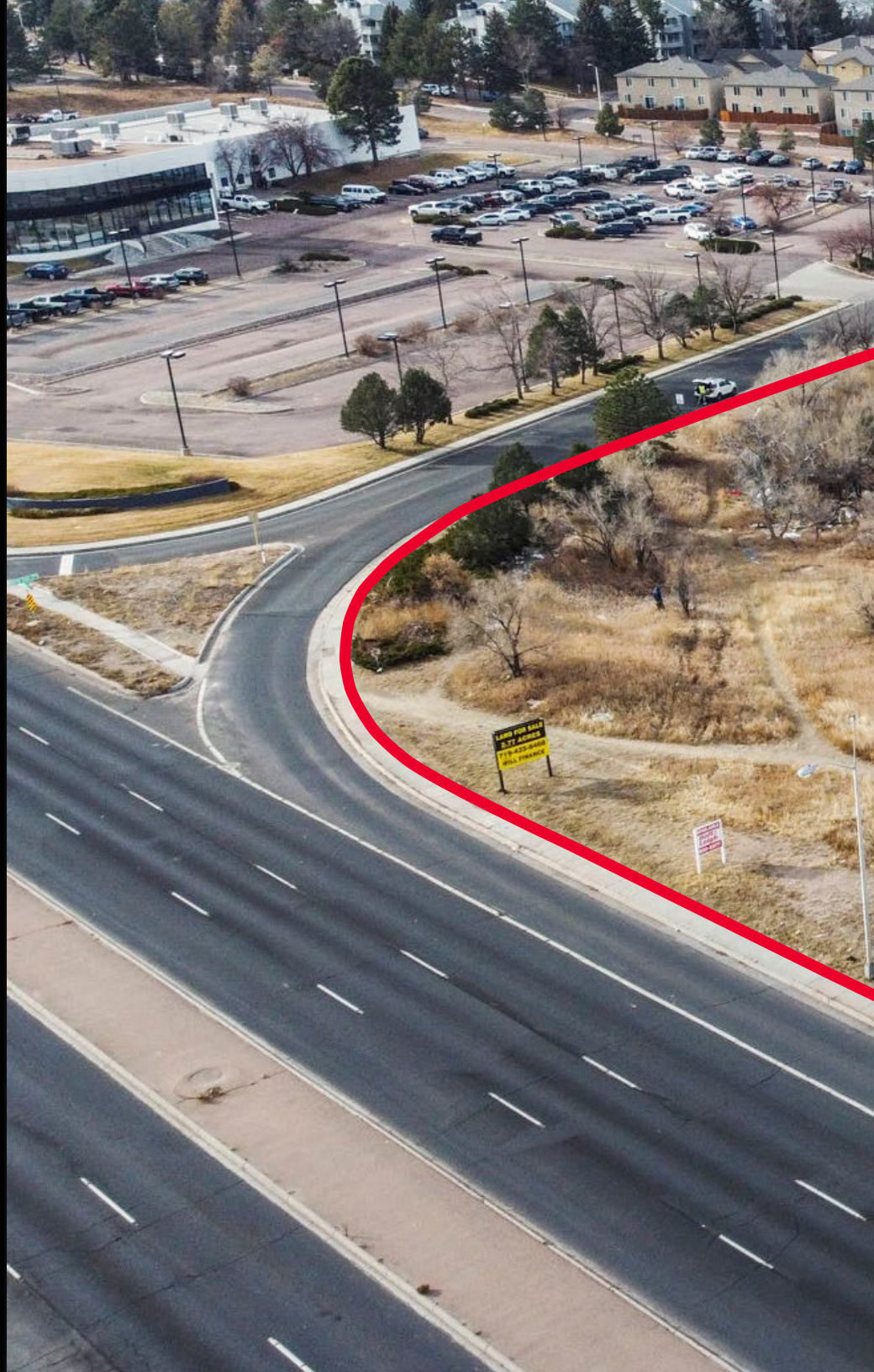


Current Zoning
MX-N



Currently approved for **34**
townhome units

FLYING HORSE





CURRENT SITE PLAN

EARLY SUN DRIVE provides a unique opportunity to build a 34-unit townhome style multifamily development on 2.77 acres just east of Downtown Colorado Springs. Site plans and renderings are available and include 3-bedroom and 3-bathroom townhomes, each with attached 2-car garages and spectacular views of Pikes Peak and Valley Hi Golf Course.

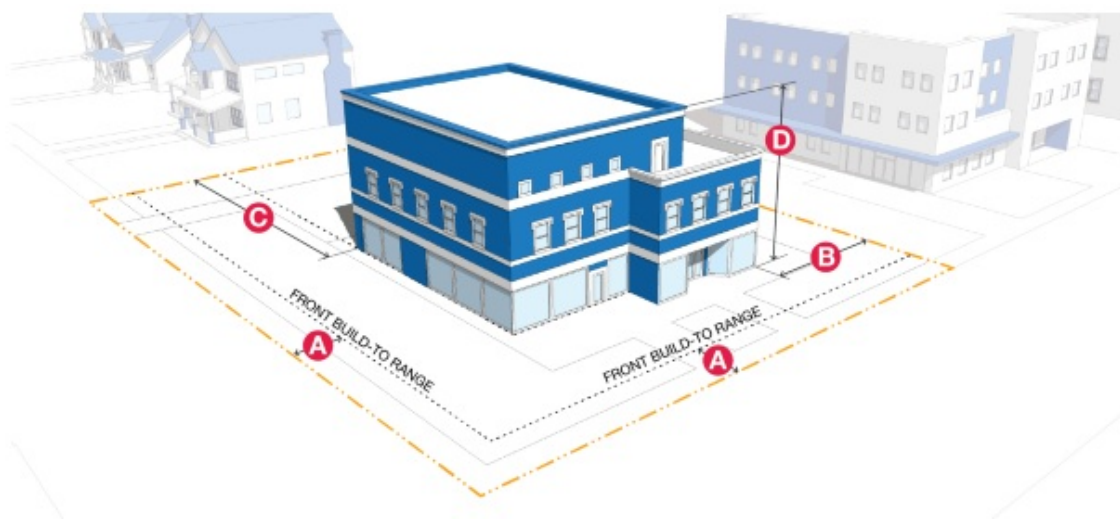




ZONING

7.2.302: MX-N: MIXED-USE NEIGHBORHOOD SCALE

A. PURPOSE: The MX-N zone district provides opportunities for a compact mix of, for example, low intensity neighborhood-serving commercial, office, institutional, low-scale multi-family residential uses. Land uses are as indicated in Table 7.3.2-A (Base and NNAO District Use Table). MX-N zone districts are generally located at the edges of, or internal to, a residential neighborhood, at a local street intersection with a collector or arterial street. MX-N zone districts are intended to maintain the scale of the adjacent neighborhood, to avoid establishments so large that they serve as destinations for persons from outside the neighborhood, and to have safe and convenient pedestrian and bicycle access. The layout of permitted use types shall be as shown in a Land Use Plan approved pursuant to Section 7.5.514 (Land Use Plan).



B. DIMENSIONAL STANDARDS: The following table is a summary of key district-specific dimensional standards. Complete dimensional standards, including standards for accessory structures, are included in Part 7.4.2 (Dimensional Standards) and Section 7.3.304 (Accessory Uses).

TABLE 7.2.3-B MX-N: LOT AND BUILDING STANDARDS		
DISTRICT STANDARDS		
	District area (minimum)	N/A
LOT STANDARDS		
	Lot area (minimum)	N/A
	Lot width (minimum)	N/A
SETBACKS (MINIMUM) [2]		
A	Front and side street frontages [1]	
	<i>Minimum</i>	5 ft
	<i>Maximum</i>	20 ft
B	Side - Interior	10 ft
	Corner Lot - Side Street	20 ft
C	Rear	15 ft
HEIGHT (MAXIMUM)		
D	Building height	45 ft
OTHER STANDARDS		
	Front parking setback (minimum)	20 ft
NOTES:		
[1] Applies to both frontages of corner sites		
[2] Pursuant to Section 7.4.905 (Street Frontage and Street Trees), if the landscape setback is greater than the setback listed in this table, the landscape setback prevails.		

C. ADDITIONAL STANDARDS:

1. When land is zoned into this zone district after the Effective Date, the Manager may require that a Land Use Plan be approved along with the rezoning. A Land Use Plan that integrates multi-family uses may qualify the development for incentives pursuant to Section 7.4.202 (Incentives).
2. Reference Part 7.3.3 for additional use-specific standards. (Ord. 23-03)

ALLOWED USES

The list of uses below is only a partial list of allowed uses within the Mixed-Use Medium Scale (MX-M) zoning classification.

- Gas Station
- Car Wash (conditional)
- Child Day Care
- Liquor Sales
- Small Animal Clinic
- Office/Medical Office
- Restaurant
- Multifamily
- Group Living
- Hospice
- Hotel/Motel
- Self Storage

LOCAL AMENITIES



GARDEN OF THE GODS VISITOR & NATURE CENTER

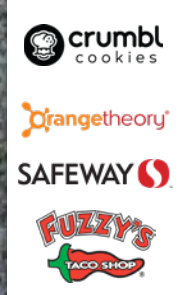
BEAR CREEK REGIONAL PARK EAST



MEMORIAL PARK



WEIDNER FIELD



NEVADA AVE.





VALLEY HI GOLF COURSE

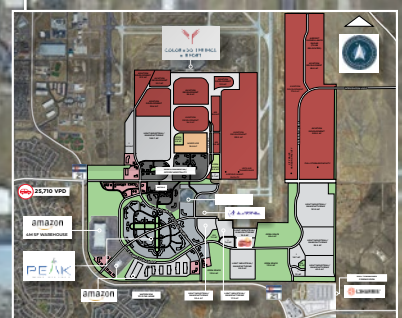


EARLY SUN DRIVE



ACADEMY BLVD.

POWERS BLVD.



PEAK INNOVATION PARK



AMAZON DISTRIBUTION CENTER

DEMOGRAPHICS

Colorado Springs, CO

495,511

POPULATION

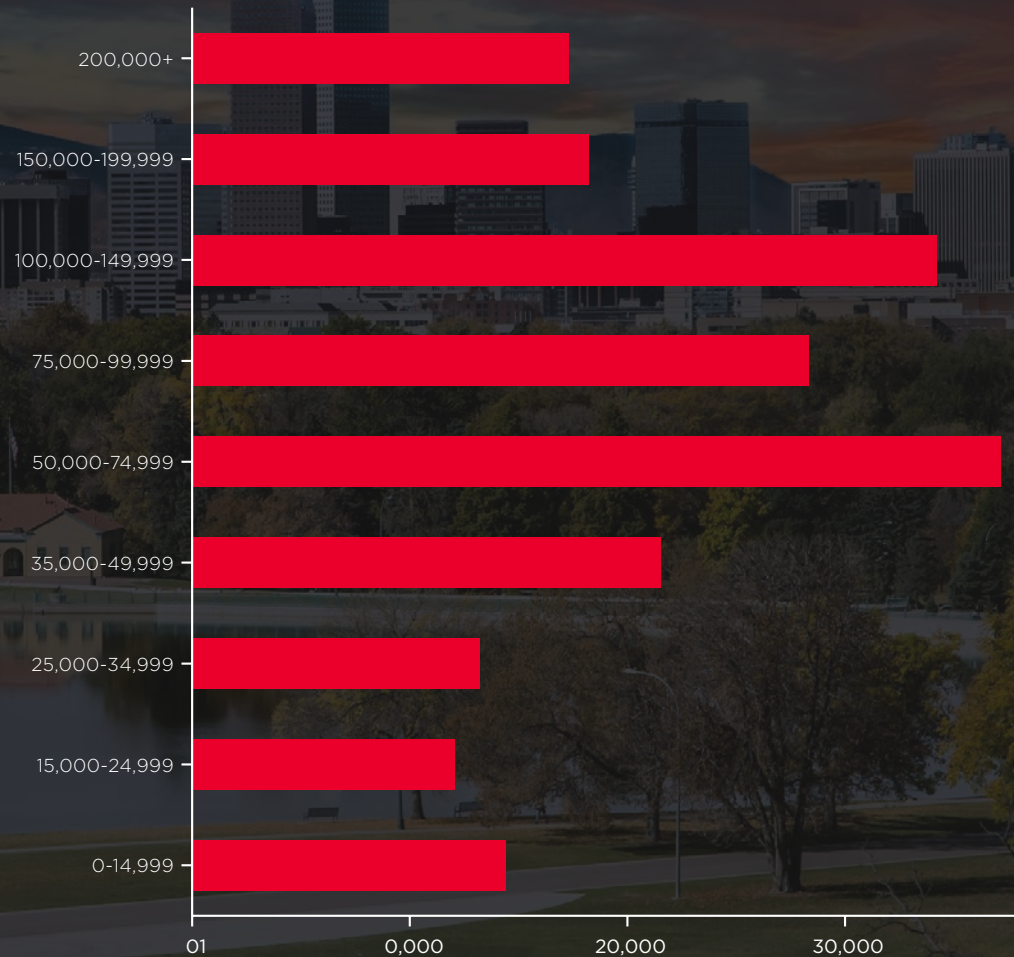
37.1

MEDIAN AGE

196,411

HOUSEHOLDS

HOUSEHOLD INCOME





EDUCATION

COLORADO SPRINGS CITY

25%

HIGH SCHOOL
GRADUATE

32%

SOME COLLEGE

43%

BACHELOR'S/
GRAD/PROF DEGREE

AVERAGE HOUSEHOLD INCOME

\$102,139

COLORADO SPRINGS CITY

EMPLOYMENT

WHITE COLLAR **71%**

BLUE COLLAR **16%**

SERVICES **17%**

2.9%

UNEMPLOYMENT RATE

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