



CUSHMAN & WAKEFIELD

Colorado Springs Commercial

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

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

24

26.08 AC

FUTURE LIGHT



DRAFT DEVELOPMENT PLAN

HWY 24

STAPLETON RD

FUTURE PHASE

24

5.21 AC

FUTURE LIGHT



PUMP STATION 55712



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**



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

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