



PLATTE^XPOWERS

COMMERCE CENTER

SHOVEL READY INDUSTRIAL SITES | FOR SALE



Colorado Springs
Commercial



ACCESS ROADS

ROUGH GRADING

MONUMENT SIGNAGE

REGIONAL DETENTION

OWNERS ASSOCIATION

STUBBED UTILITIES TO SITE

PLATTING & ENEUMERATION

1.0 - 7.23 AC

SHOVEL READY INDUSTRIAL SITES 1.0 - 7.23 AC

INCENTIVES:

Platte X Powers Commerce Center offers a blend of incentives & tax advantages. Click each icon below to learn more.



Commercial Aeronautical
Zone (CAZ)



Opportunity Zone

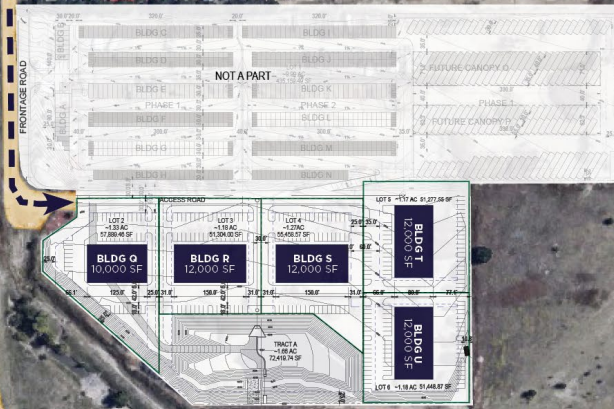


Enterprise Zone

24

E PLATTE AVE - 43,904 VPD

S POWERS BLVD - 60,159 VPD



SHOVEL READY INDUSTRIAL SITES



SALE PRICE
\$13.00/SF



GRADING
Rough grading to be delivered at close



PLATTING & ENUMERATION
To be platted upon execution of PSA with new buyer to meet the needs of the user



ZONING
CS CAD-O



ROADS
Access Road to be completed



ELECTRIC, WATER, SEWER, NETWORKING, ETC
Fiber, Three Phase Power, Water to be stubbed out
Sanitary Sewer to be Roughed out, Storm Water to be completed



DELIVERY
Q4 2025



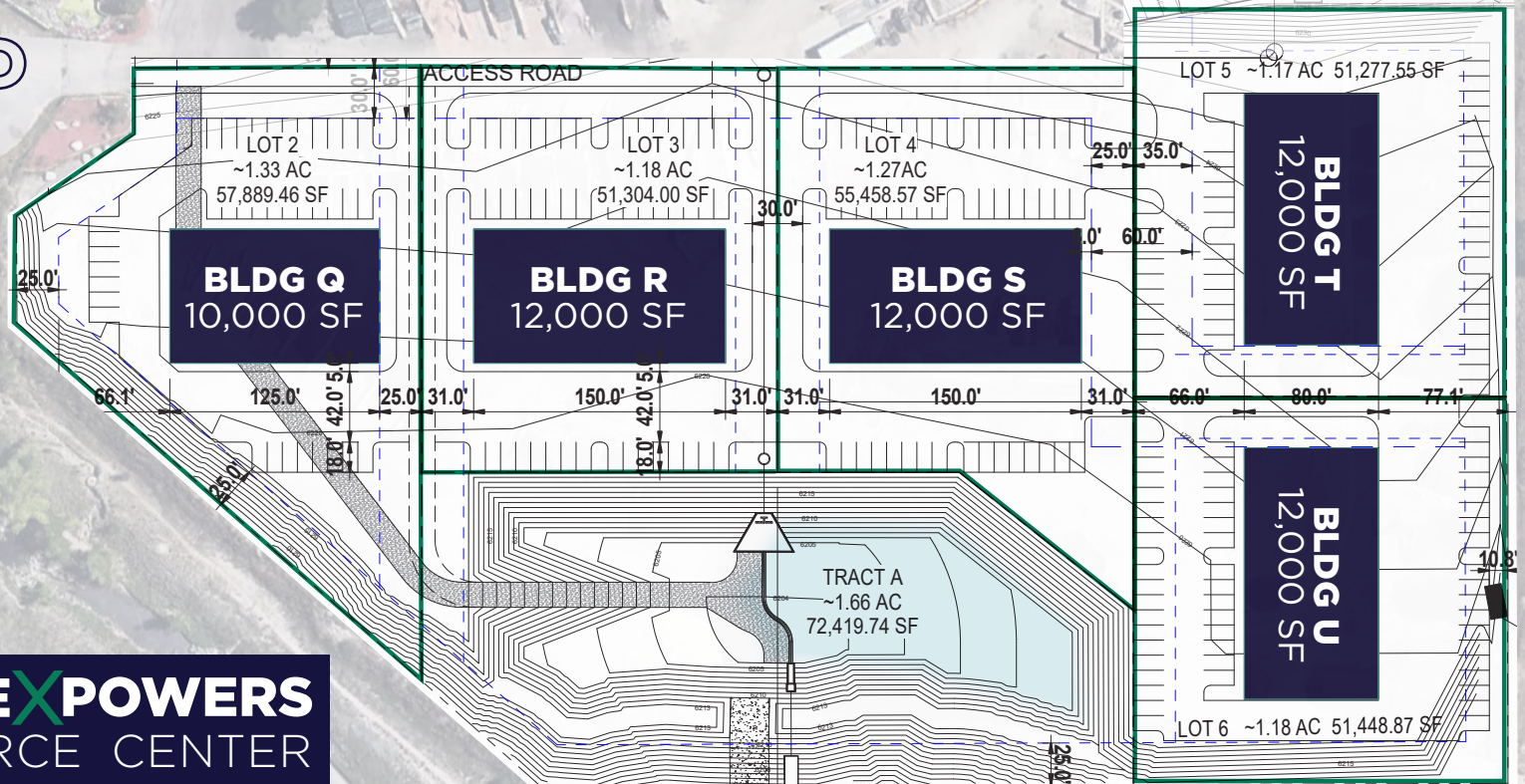
MONUMENT SIGNAGE
Available



OWNERS ASSOCIATION
To Cover The Shared Cost Of Detention, Road Maintenance, Landscaping, Snow Removal, And Lighting

PROPOSED SITE PLAN

1.0 - 7.23 AC



PLATTE^XPOWERS
COMMERCE CENTER



#1

STATE FOR
WORKFORCE

AMERICA'S TOP STATES FOR
BUSINESS 2022

#1

HOUSING MARKET
FOR 2025

REALTOR.COM

#3

BEST PLACE TO
LIVE IN THE U.S.

US NEWS 2025

4.4%

CORPORATE
TAX RATE

#5

BEST PERFORMING
CITY IN THE U.S.

MILKEN INSTITUTE 2025

#6

BEST STATE
ECONOMY IN U.S.

WALLETHUB STATE ECONOMICS 2025

\$27B

ANNUAL REGIONAL
ECONOMY

450+

MANUFACTURING
COMPANIES IN
COLORADO SPRINGS

THE COLORADO SPRINGS BUSINESS JOURNAL 2022

32%

EL PASO COUNTY'S
POPULATION WILL
GROW BY 32%
IN 20 YEARS

COLORADO STATE DEMOGRAPHY OFFICE

38.4%

RESIDENTS HOLDING A
BACHELOR'S DEGREE
OR HIGHER

747,834

2024 COUNTY
POPULATION

11,600+

MANUFACTURING
WORKFORCE

KEY INDUSTRIES

DISCOVER *Colorado Springs, CO*

PLATTE X POWERS COMMERCE CENTER sits along the Powers Boulevard Corridor offering quick and convenient access to all points in Colorado Springs. Minutes from I-25 and the Colorado Springs Municipal Airport. **PLATTE X POWERS COMMERCE CENTER** offers users the ability to reach their destinations quickly. **PLATTE X POWERS COMMERCE CENTER** also has access to a host of local amenities including dining, banking, and shopping. Corporate neighbors include Amazon, Pepsi, Tyson Foods, FedEx, Coca-Cola, Carrier, and many others.

Pro-business and progressive, Colorado Springs tops best of lists by U.S. News & World Report and the Site Selectors Guild. Colorado Springs is home to the largest growing workforce in the United States. Growing companies and talented professionals opt for opportunity in the city known for affordability, industry ingenuity, and world-class workforce. Consecutively ranked as one of the best places to live in the United States, Colorado Springs population growth outpaces the national average by nearly double with more than 300,000+ new residents anticipated by 2030. With thousands of miles of trails and some of the nation's most breathtaking views and activities, Colorado Springs attracts over 21 Million visitors annually! Colorado Springs is a place to pioneer prosperity.

AIRPORT SUBMARKET

HOUSING DEVELOPMENT

SINGLE-FAMILY

	Units
1 BLR Village 3	3,836
2 BLR Village 5	1,744
3 BLR Village 6	1,256
4 The Ranch	2,100
5 Eastside Landing Townhomes	100
6 Enclaves at Mountain Vista	466
7 Mountain Vista Ranch	1,381
8 Whispering Springs	135
9 Windermere	202
10 Springs Ranch	582
11 Palmer Village	100
12 Sands	276
13 Wilshire Ranch	633
14 Patriot Park	215
15 Meadowbrook Crossing	176
16 Chapel Heights	262
17 Reagan Ranch	2,000
18 Pikes Peak Heights	193
19 Rolling Meadows	3,993
20 BL Meadowworks Townhomes	2,234
21 Waterview	2,275
22 BL Bradley Heights	2,855
23 Fountain Valley	255
24 Lorson Ranch	5,628
25 Corvallis	1,180
26 Karman Line	6,500
27 Glen at Widefield	1,522
28 Almagre	1,993
29 Mesa Ridge	2,387
30 Amara	6,505
31 Kane Ranch	7,164

MULTI-FAMILY

	Units
1 Copper Rose	182
2 Cortland Powers North II	202
3 Enchanted Springs	200
4 The Taylor at Greenway	330
5 Revel Province	162
6 Uplant Flats	300
7 Crowne at Rio Vista	285
8 Citizen at Constitution	226
9 Solace at Cimarron Hills	346
10 Aura Crossroads	306
11 Cortland Peterson	294
12 Airport Creek Point	134
13 Cottages at Chapel Heights	140
14 Panorama Heights	133
15 Copper Creek	216
16 The Flats at Aeropark	208
17 Cottages at Torin Point	116
18 Kaleidos	153
19 Academy Heights	201
20 Mosaica	225
21 The Garrison	336
22 Mesa Ridge	360
23 Cottages at Mesa Ridge	122



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DEMOGRAPHICS



HOUSEHOLDS

1 MILE	3 MILES	5 MILES
1,699	30,454	82,294



POPULATION

1 MILE	3 MILES	5 MILES
4,041	80,356	211,714



AVG. HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$65,586	\$75,846	\$77,713

DRIVE TIMES



6 Min | Peterson AFB



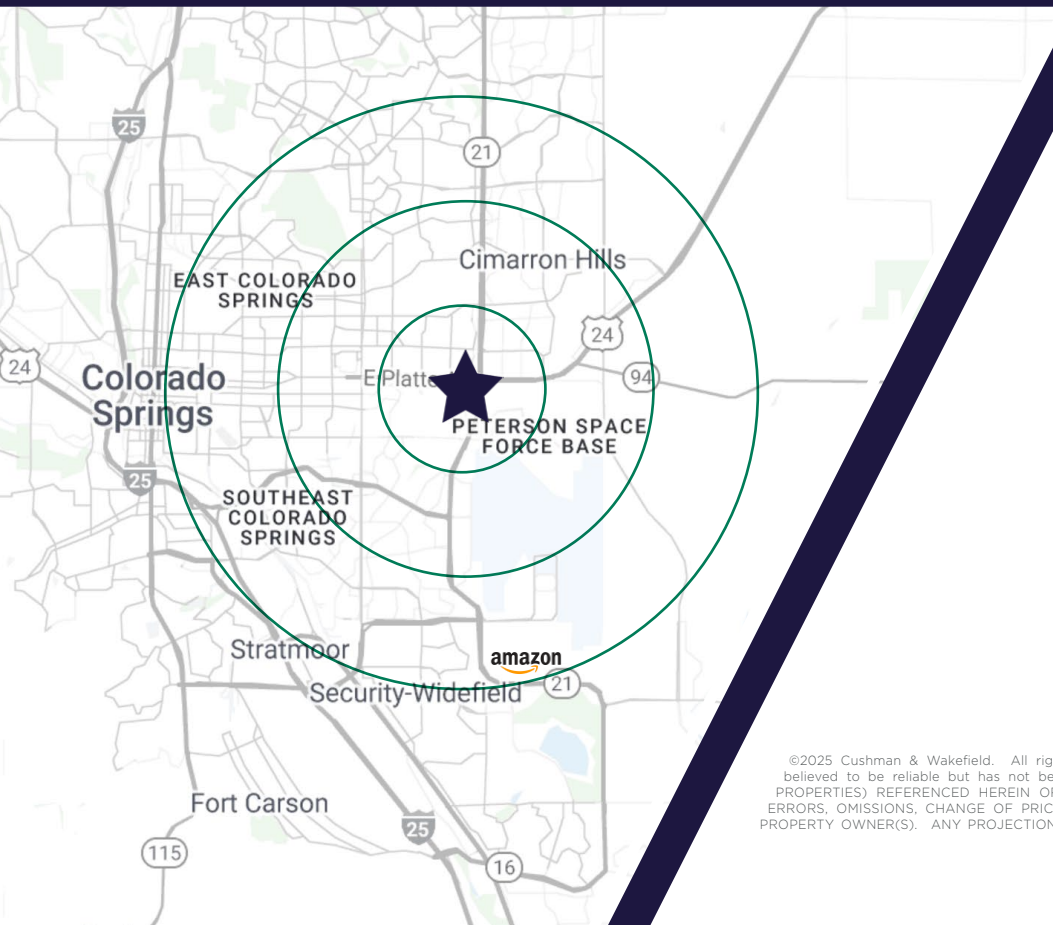
15 Min | I-25



13 Min | Downtown COS



23 Min | Ft Carson



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